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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**DECEMBER 8, 2005**  
**7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS**

**PLANNING COMMISSIONERS:**

Robert Dugan, Chair  
Gray Allen, Vice-Chair  
Donald Brewer  
Sam Cannon  
Rex Clark  
Kim Hoskinson  
Audrey Huisiking

**STAFF:**

Paul Richardson, Planning Director  
Chris Burrows, Senior Planner  
Eileen Bruggeman, Project Planner  
Wendy Hartman, Project Planner  
Derek Ogden, Associate Planner  
Wayne Wiley, Assistant Planner  
Tricia Stewart, Assistant Planner  
Bob Schmitt, Deputy City Attorney  
Carmen Bertola, Recording Secretary

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. ORAL COMMUNICATIONS**

Note: Those addressing the Planning Commission on any item or under Oral Communications are limited to five (5) minutes, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

**IV. CONSENT CALENDAR**

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission or the staff. Any item removed will be considered following old business.

**A. MINUTES OF NOVEMBER 10, 2005.**

**B. TENTATIVE SUBDIVISION MAP – 508 & 532 GIBSON DRIVE – NCRSP PCL 7 & 10, SHEA CENTER OFFICE CONDOMINIUMS - FILE# SUB-000037.** The applicant requests approval of a Tentative Subdivision Map to create approximately 99 “for-sale” office condominiums ranging in size from 1,000 square feet to 25,000 square feet within two buildings located in an approved business professional office park. Project Applicant: Lex A. Corrales, Siegfried Engineering, Inc. Owner: Robert M. Burke, Roseville Land Holdings, Inc. (Wiley)

**C. CONDITIONAL USE PERMIT – 951 PLEASANT GROVE BOULEVARD – NCRSP PARCEL 21A, VERIZON EQUIPMENT SHELTER – FILE# CUP-000011.** The applicant requests approval of a Conditional Use Permit to increase the height of an existing 132-foot PG&E transmission tower to 142 feet, and to construct a 230 square foot, 10-foot tall Verizon equipment shelter. Project Applicant: Brad Kortick, EPIC Wireless Group. Property Owner: Terry Furmanek, Pleasant Grove Investors, Inc. (Wiley)

**D. VARIANCE – 506 CORONADO AVENUE – RUSH SECOND RESIDENCE – FILE# V-000015.** The applicant requests approval of a Variance to remodel, expand and convert an existing detached garage into a second dwelling unit seven (7) feet from the rear property line where 20 feet is required. Project Applicant: Fischer Construction, Richard Thompson. (Stewart)

## V. NEW BUSINESS

- A. **MAJOR PROJECT PERMIT –290 CONFERENCE CENTER DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCEL 40A – FILE #S: MPP-00002 (2005 PL-076)**. The applicant requests approval of Stage 1 of a Major Project Permit to construct a 35,000 square foot conference facility, a ten story Embassy Suite hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure. Applicant: Tom Lumbrazo, TjL Planning. Property Owner: Abe Alizadeh, Kobra Properties. (Hartman)
- B. **TENTATIVE SUBDIVISION MAP, TREE PERMIT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, & REZONE – 3850 MINER’S RAVINE DRIVE – STONERIDGE SPECIFIC PLAN (SRSP) PARCELS 51-57 (FILE #S SUBD-04-14, TP 04-27, GPA-000012, SPA-000009, DA-000012, & RZ-000019)**. The applicant requests approval of the following entitlements: a Tentative Subdivision Map to subdivide 74.6 acres into 330 residential lots, 4.7 acres Open Space, and 9.0 acres Parks and Recreation; a Tree Permit to allow removal of 275 native oak trees with encroachment of others; a General Plan Amendment to amend the City of Roseville General Plan Land Use Map by changing the land use designations of Parcels 51 – 57 to decrease Low Density Residential by 3.7 acres and Medium Density Residential by 0.4 acres, and to increase the amount of Open Space by 2.4 acres and Parks and Recreation by 1.3 acres; a Specific Plan Amendment to amend the Stoneridge Specific Plan to reflect the revised Land Use Designations and reallocation of residential units within Parcels 51 - 57, and to revise the development standards of Parcel 54; a Development Agreement Amendment to modify the Stoneridge Specific Plan Development Agreement to reflect the changes to the Specific Plan, and modify the obligations of the landowner and City regarding the extension of the Miner’s Ravine bike trail to Sierra College Boulevard; and a Rezone to change the current zoning designations of: Parcels 51, 55, and 57 from their current designation of Single Family Residential to Small Lot Residential with Design Standards; and Portions of parcels designated for residential development to Open Space and Parks, increasing OS by 2.4 acres and PR by 1.3 acres; and to revise the Residential Design Guidelines for the Parcel 54 Planned Development. Property Owner/Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman)
- C. **DESIGN REVIEW PERMIT, REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, PARCEL MAP, AND PLANNED SIGN PERMIT PROGRAM – 1798 PLEASANT GROVE BL. – WEST ROSEVILLE MARKETPLACE - FILE#’S DRP 05-11, RZ 05-01, GPA 05-01, SPA 05-01, PM 05-02, PSPP 05-03**. The applicant requests approval of a Design Review Permit to construct a 76, 892 square foot commercial center with associated parking, lighting, and landscaping; a Rezone, Specific Plan Amendment, and General Plan Amendment to change the designation of a .6-acre parcel of land from Public/Quasi Public to Community Commercial; and a Parcel Map to create 4 separate parcels within the center. Project Applicant: Wall Street Property Company, Jeff Wood. Property Owner: Safeway, Inc., Steve Berndt. (Ogden)

## VI. REPORTS/COMMISSION/STAFF

### A. BLUE OAKS KV 60KV LINE MEMO

## VII. ADJOURNMENT

- Notes:
- (1) The applicant or applicant’s representative must be present at the hearing.
  - (2) Complete Agenda packets are available for review at the main library or in the Planning Department.
  - (3) All items acted on by the Planning Commission may be appealed to the City Council.
  - (4) No new items will be heard after 10:00 p.m.
  - (5) No smoking permitted in Council Chambers.
  - (6) All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning beginning at 9:00 a.m. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
  - (7) If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance.
  - (8) The Commission Chair may establish time limits for testimony.

*All materials introduced at a public hearing or included with the project’s staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City’s final action on the project. Official project file materials will be kept in conformance with the Department’s adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.*