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**AGENDA**  
**PLANNING COMMISSION MEETING**

**JANUARY 12, 2006**

**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 & Redevelopment Director  
Kevin Payne, Assistant Planning & Redevelopment Director  
Chris Burrows, Senior Planner  
Chris Robles, Senior Planner  
Mike Isom, Project Planner  
Wendy Hartman, Project Planner  
Derek Ogden, Associate Planner  
Wayne Wiley, Assistant Planner  
Jan Shonkwiler, Housing Programs Manager  
Bob Schmitt, Deputy City Attorney  
Jennifer Lloyd, 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 DECEMBER 8, 2005.**

**B. AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT – 1470 BLUE OAKS BLVD. (FIDDYMENT 44 SUBDIVISION) – FILE # DA-000021.** The applicant requests approval of an Affordable Purchase Housing Development Agreement (APHDA) for the Fiddymment 44 Subdivision. Applicant/Developer – Meritage Homes of California, Inc. (Shonkwiler)

**C. TENTATIVE SUBDIVISION MAP – 570 NORTH SUNRISE AVENUE – NERSP PARCEL 5B, NORTH SUNRISE COMMERCIAL CENTER - FILE# SUBD-000036.** The applicant requests approval of a Tentative Subdivision Map to create eight (8) “for-sale” commercial condominiums ranging in size from 1,500 square feet to 2,600 square feet within a building located in an approved medical office park. Project Applicant: Michael P. Spencer, Bellecci & Associates, Inc. Owner: Tim Gagnier, Granite Bay Ventures, LLC. (Wiley)

**V. SPECIAL PRESENTATION/REPORTS/WORKSHOPS**

**A. RIVERSIDE SPECIFIC PLAN AND DRAFT E.I.R.**

Special presentation to introduce the Riverside Specific Plan and Draft Environmental Impact Report. (Payne)

**VI. NEW BUSINESS**

**A. MAJOR PROJECT PERMIT& TENTATIVE PARCEL MAP –290 CONFERENCE CENTER DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCEL 40A – FILE #S: MPP-000003 & SUB-000039 (2005 PL-076)** The applicant requests approval of Stage 2 of a Major Project Permit (MPP) to construct a 35,000 square foot conference facility, a ten story Embassy Suites 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; a Tentative Parcel Map to divide the 20±-acre site into six parcels; and a noise exception to allow extended construction hours associated with the construction of the building foundations for phase 1 of

the project. Applicant: Tom Lumbrazo, TjL Planning. Property Owner: Abe Alizadeh, Kobra Properties. (Hartman)

- B. GENERAL PLAN AMENDMENT, REZONE, GRADING PLAN & TREE PERMIT – 2009 N CIRBY WAY (PRIMARY APPLICATION ADDRESS) – DE MELLO REZONE – FILE #S: GPA 02-08, RZ 02-04, GP 03-19, & TP 03-30.** The applicant requests approval of a General Plan Amendment to change the land use of a portion of the property from Open Space/Parks & Recreation/Floodplain to Low Density Residential; a Rezone to change the zoning of a portion of the property from Floodway to Single Family Residential; a Grading Plan to import 10,390 cubic yards of fill material; a Tree Permit to remove up to 29 native oak trees and encroach into the protected zone of several others. Project Applicant: Jerry Aplant, Burrell Consulting Group. Property Owner: Vasco DeMello (representative for property owners). (Hartman)

**THIS ITEM IS CONTINUED TO THE MEETING OF FEBRUARY 9, 2006.**

- C. GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, DESIGN REVIEW PERMIT, AND TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BOULEVARD – NRSP PARCEL WW-41 – PASEO DEL NORTE - FILE# GPA 04-07, RZ 04-09, SPA 04-08, DAA 04-17, DRP 04-41, DRP-000045, & SUBD-000018.** The applicant requests approval of the following entitlements: a General Plan Amendment & Specific Plan Amendment to change the land use of the property from Community Commercial to Medium Density Residential; a rezone to change the zoning of a portion of the subject property from Community Commercial/Special Area-North Roseville to Attached Housing; Development Agreement Amendment to modify the North Roseville Specific Plan Development Agreement to reflect the change in land use; Affordable Purchase Housing Development Agreement to designate 13 units within the project as affordable units; Design Review Permit to allow the construction of a 125-unit single family town home development and, Tentative Subdivision Map to subdivide the parcel into 125 single-family residential lots and one common area parcel. Project Applicant: Michael Tien, Morton & Pitalo. Owner: Paul Bollinger, Peter J. Bollinger Investment Company. (Ogden)

- D. SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, AND DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 1501 PARKSIDE WAY (NRSP PARCEL DC-7) FILE#’S SPA-000011, DAA 05-05, APHDA 05-06, SUBD 05-09, DRRS 05-01.** The applicant requests approval of the following entitlements: a Specific Plan Amendment to increase the permitted number of residential units on the North Roseville Specific Plan Parcel DC-7 from 72 to 115 and to modify the text of the specific plan document to reflect the change in density; a Development Agreement Amendment to amend the NRSP Development Agreement to reflect the change in density and identify obligations of the property owner as a result of the proposed development; an Affordable Purchase Housing Development Agreement to provide 65 of the 115 units as middle and low-income purchase units; a Tentative Subdivision Map to divide the 9.2-acre property into 115 residential parcels ranging in size from 1,767 to 3,420 square feet, plus additional parcels for private streets and a private recreation area; and a Design Review Permit for Residential Subdivision to modify the development standards of the Small Lot Residential zone district. Project Applicant/Owner: Donald Burton, BZb – Roseville, LLC. (Isom)

## **VII. REPORTS/COMMISSION/STAFF**

## **VIII. 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.*