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AGENDA
PLANNING COMMISSION MEETING
MAY 25, 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 Director
Chris Burrows, Senior Planner
Wendy Hartman, Project Planner
Steve Lindbeck, Project Planner
Michael Isom, Project Planner
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 MAY 11, 2006.

B. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, & REZONE – 106 CLINTON AVENUE – FILE# 2006 PL-043 PROJECT# SPA-000015, GPA-000024, RZ-000030. The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to change the land use of the project site from Medium Density Residential to Community Commercial and a Rezone from Attached Housing to Commercial Mixed-Use. The property currently is developed with a converted residence and is being used as a professional office building. Applicant: City of Roseville Owner: Joseph Velky (Hartman)

V. OLD BUSINESS

A. ADMINISTRATIVE PERMIT – 1490 EUREKA RD. – NERSP PCL 13 EUREKA RIDGE PLAZA PARKING REDUCTION – File #2006PL-038 – Project AP-000104. The applicant requests approval of an Administrative Permit to authorize a reduction in the number of parking stalls required at an existing commercial center. The applicant proposes a mix of tenant types that would require 252 parking stalls according to the zoning ordinance, but only 218 parking stalls are provided on the property. Applicant/Owner: Abe Alizadeh, Kobra Properties (Lindbeck) **THIS ITEM IS CONTINUED OFF CALENDAR.**

VI. NEW BUSINESS

- A. HP/JMC REZONE PROJECT - GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT / AMENDMENT, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT, TREE PERMIT - 1451 BLUE OAKS BOULEVARD - FILE #'S GPA -000015, RZ-000021, DA-000014, SUB-000032, SUB-000033, DRP-000065, & TP-000052.** Heritage Preservation, LLC (an affiliate of John Mourier Construction, Inc.) is under contract with the Hewlett-Packard (HP) Corporation to purchase 297 acres of the larger 498-acre HP campus. The applicant has requested the necessary approvals to change the adopted land use and zoning designations of approximately 253 acres of the larger 498-acre HP campus to a mix of residential, commercial, office, and public land uses. An amendment to the HP Master Plan (adopted 1996) is also proposed to remove the land area to be purchased from the boundaries of the master plan. The entitlements requested include a General Plan Amendment (includes the Master Plan Amendment), Rezone, Development Agreement, Development Agreement Amendment, Tentative Subdivision Maps (large lot and small lot), Design Review Permit, Tree Permit, and certification of a Subsequent Environmental Impact Report (SEIR). Applicant: Steve Schnable, Heritage Preservation, LLC. Owner: Tom Barrington, Hewlett-Packard (Isom) **THIS ITEM WAS CONTINUED FROM THE MEETING OF APRIL 27, 2006.**

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.