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AGENDA
PLANNING COMMISSION MEETING
JULY 13, 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 Huisling

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Steve Lindbeck, Project Planner
Joanna Cucchi, Associate Planner
Wayne Wiley, Assistant Planner
Chris Dougherty, 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 JUNE 22, 2006

B. CONDITIONAL USE PERMIT- 202 GIBSON DRIVE - NCRSP PCL 40 METRO PCS CO-LOCATION - FILE# 2006PL-071; PROJECT # CUP-000026. The applicant requests approval to co-locate on an electrical tower and extend the height of the tower to attach cellular antennas. Project Applicant: Karen Lienert, Metro PCS. Owner: Roseville Investments, LLC. (Dougherty)

V. OLD BUSINESS

A. ADMINISTRATIVE PERMIT - 6 SOMER RIDGE DRIVE - INFILL AREA - FILE #2005PL-112; PROJECT #AP-000080. The applicant requests approval of an Administrative Permit to allow an 8' tall fence along a portion of the side property line, and to allow a 1' 6" side yard setback and 1' rear yard setback for a 12' tall patio cover, where a 5' side and rear yard setback is required. Project Applicant/Owner: Ron Eddlemon. (Wiley) **THIS ITEM IS CONTINUED OFF CALENDAR.**

VI. NEW BUSINESS

A. CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT, AND LOT LINE ADJUSTMENT - 10201 FOOTHILLS BOULEVARD - TEICHERT CONSTRUCTION OFFICE/YARD - FILE # 2006PL-006; PROJECT #'S CUP-000025, DRP-000093, LLA-000029. The applicant requests approval of a Conditional Use Permit to allow a storage yard in a light industrial zone; a Design Review Permit to construct a 20,000-square foot construction office and warehouse; and a Lot Line Adjustment to alter the lot line with the property to the west. Project Applicant: Borges Architectural Group, Lane Borges. Project Owner: Stanford Ranch, LLC, Ken Giannotti. (Cucchi)

- B. **VARIANCE – 2010 BRADY LANE – INFILL AREA – FILE# 2006 PL-056 (V-000023)**. The applicant requests approval of a Variance to allow a second dwelling unit of 1,500 square feet where the Zoning Ordinance allows 1,200 square feet. Project Applicant/Owner: JoDeen and Carlos Duarte (Miller)
- C. **TENTATIVE SUBDIVISION MAP – 3251 MARKET ST. – WRSP WESTPARK VILLAGE W-10 – File # SUBD 05-04**. The applicant requests approval of a Tentative Subdivision Map to divide the 51.8-acre West Roseville Specific Plan Westpark Village W-10 into 245 residential lots. Project Applicant: Steve Frazier, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck)
- D. **TENTATIVE SUBDIVISION MAP – 2351 PLEASANT GROVE BL. – WRSP WESTPARK VILLAGE W-11 – File # SUBD 05-05**. The applicant requests approval of a Tentative Subdivision Map to divide the 32.3-acre West Roseville Specific Plan Westpark Village W-11 into 130 residential lots. Project Applicant: Steve Frazier, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck)
- E. **TREE PERMIT FOR MINERS RAVINE OFF-CHANNEL DETENTION BASIN FACILITY – 7500 SIERRA COLLEGE BL. – STONERIDE SPECIFIC PLAN, PARCEL 60 – File #2006PL-095 – Project # TP-000071**. The applicant requests approval of a Tree Permit to remove approximately twenty-four (24) native oak trees in association with installation of flood control improvements and creek restoration project. Project Applicant/Property Owner: Placer County Flood Control & Water Conservation District, E. Brian Keating. (Bruggeman)

VII. REPORTS/COMMISSION/STAFF

- A. **Election of Chair**
- B. **Election of Vice-Chair**
- C. **Election of Design Committee Representative and Alternate**

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.