

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
OCTOBER 26, 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 Huisking

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Mike Isom, Senior Planner
Eileen Bruggeman, Project Planner
Steve Lindbeck, Project Planner
Joanna Cucchi, Associate Planner
Ron Miller, Assistant Planner
Bob Schmitt, Senior 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 SEPTEMBER 28, 2006

B. TREE PERMIT – 2201 CORIN DRIVE – WRSP FIDDYMENT RANCH VILLAGE F-4 – FILE# 2006PL-132 (TP-000078). The applicant requests approval of a Tree Permit to authorize removal of two native oak trees associated with the development of West Roseville Specific Plan Fiddyment Ranch Village F-4. Project Applicant: Steve Hicks, Signature Properties. Property Owner: Signature Properties. (Lindbeck)

C. TENTATIVE SUBDIVISION MAP – 2000 WINDING CREEK ROAD – FOOTHILLS BUSINESS PARK - FILE# 2006 PL-117, SUB-000065. The applicant requests approval of a Tentative Subdivision Map to create nine (9) light industrial parcels and one (1) open space parcel from one existing parcel. Project Applicant/Owner: Stanford Ranch, LLC, Ken Giannotti. (Cucchi)

V. OLD BUSINESS

A. CONDITIONAL USE PERMIT – 2150 BLUE OAKS BOULEVARD – WRSP PARCEL F-30, SIGNATURE CELL TOWER AND EQUIPMENT SHELTER – FILE# 2006PL-054 (CUP-000024). The applicant requests approval of a Conditional Use Permit to construct a 107-foot tall monopole (pine) with antenna panels for four cellular carriers and install a 10-foot high, 230 square foot cellular equipment shelter and multiple equipment cabinets; and construct a 10-foot high, 3,784 square foot enclosure to house the cellular equipment shelters. Project Applicant: SureWest Wireless – Larry Houghtby. Property Owner: Signature Properties – Dmitry Semenov. (Miller)

VI. NEW BUSINESS

- A. **TREE PERMIT VIOLATION – 9243 SIERRA COLLEGE BOULEVARD – SERSP PARCEL 40, GRANITE BAY PAVILIONS - FILE# 2005PL-067 (TP-000050).** Planning Staff is requesting Planning Commission review and enforcement of unauthorized removal of two protected native oak trees in violation of the Tree Permit conditions of approval for the previously approved Granite Bay Pavilions project. Project Applicant/Owner: Steve Beauchamp, Panattoni Development Co. (Isom) **THIS ITEM IS CONTINUED OFF-CALENDAR.**
- B. **DESIGN REVIEW PERMIT – ONE MEDICAL PLAZA – SUTTER ROSEVILLE MEDICAL CENTER - FILE # 2005PL-074; (DRP-000062).** The applicant requests approval of a Design Review Permit to allow construction of a two-story, 106,500 square foot acute rehabilitation center. Project Applicant/ Owner: Hammel, Green & Abrahamson, Inc., Bonnie Walker/Sutter Health, Joan Touloukian. (Bruggeman)
- C. **CONDITIONAL USE PERMIT – ONE MEDICAL PLAZA – SUTTER ROSEVILLE MEDICAL CENTER – FILE #2005PL-074 (CUP-000010).** The applicant requests approval of a modification to the Conditional Use Permit granted in 1994 to allow additional development of the medical campus, increasing from 806,000 square feet to a total of 1,100,000 square feet (an increase of 294,000 square feet). Project Applicant/ Owner: Hammel, Green & Abrahamson, Inc., Bonnie Walker/Sutter Health, Joan Touloukian. (Bruggeman)

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.