

PLANNING & REDEVELOPMENT

311 Vernon Street Roseville, CA 95678 (916) 774-5276

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

AGENDA PLANNING COMMISSION MEETING MARCH 8, 2007 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Robert Dugan, Chair Rex Clark, Vice-Chair Donald Brewer Sam Cannon Gordon Hinkle Kim Hoskinson Audrey Huisking

STAFF:

Paul Richardson, Planning Director Chris Burrows, Senior Planner Tricia Stewart, Associate Planner Wayne Wiley, Assistant Planner Joe Allen, Senior Planning Technician Chris Kraft, Engineering Manager 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 <u>any</u> item or under Oral Communications are <u>limited to five (5) minutes</u>, 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 FEBRUARY 22, 2007

V. OLD BUSINESS

A. GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT CITYWIDE UNIT AND ACRE ALLOCATION STUDY FILE #2007PL-013; PROJECT # S - GPA-000033; SPA-000023. The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to make minor adjustments to the unit and acre allocations and totals in the General Plan and respective specific plans. The adjustments reflect corrections to historical data that were discovered through research into previous amendments, refinements in how the data is reported, and improved technology that allows for more precise and accurate measuring, counting and tracking. Project Applicant/Owner: City of Roseville, Planning and Redevelopment. (Allen) THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 22, 2007.

VI. <u>NEW BUSINESS</u>

- A. MAJOR PROJECT PERMIT MODIFICATION (STAGE 1 PARCELS 6-14) AND MAJOR PROJECT PERMIT (STAGE 2 PARCELS 6 & 7) 1445 EUREKA ROAD STONE POINT-FILE#2007PL-012 (MPP-000011) AND FILE#2006PL-053 (MPP-000005). The applicant requests approval of a Stage 1 MPP Modification for Stone Point Parcels 6-14 to amend the development standards of the Stone Point Master Plan as they relate to the Office/Commercial Interface with Residential; and a Stage 2 MPP to construct two six-story office buildings of 158,334 square feet each (316,668 square feet total) on Stone Point Parcels 6 and 7. Project Applicant: Alvin Wong, Ware Malcomb and Marcus Lo Duca, Sandberg, Lo Duca & Alland. Property Owner: Ralph Deppisch, Steadfast Properties. (Stewart)
- B. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION 1030

WINDING CREEK ROAD FOOTHILLS COMMERCE CENTER (JOHNSON CONTROLS) FILE # 2006PL-234 (PROJECT # CUP-000037 & DRP-000171) The applicant requests approval of a Conditional Use Permit to allow two outdoor storage yards totaling 11,776 square feet in a Light Industrial zone district, one yard totaling 1,920 square feet will be utilized for the storage of business equipment and materials, the second yard, totaling 9,856 square feet, is proposed for the storage of company vehicles and will include a 500 square foot area for the storage of hazardous materials (reclaimed oil); and a Design Review Permit Modification to allow minor alterations to the Foothills Commerce Center site design including removal of a loading dock and landscape planter. Project Applicant: Bernard Furlow, Borges Architectural Group, Project Owner: Ken Giannotti, Stanford Ranch Company, (Wiley)

VII. REPORTS/COMMISSION/STAFF

VIII. ADJOURNMENT

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