



**PLANNING & REDEVELOPMENT**  
311 Vernon Street  
Roseville, CA 95678  
(916) 774-5276

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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**JUNE 14, 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  
Steve Lindbeck, Project Planner  
Elisa Reynolds, Associate Planner  
Wayne Wiley, Assistant Planner  
Scott Gandler, Senior Civil Engineer  
Chris Kraft, Engineering Manager  
Bob Schmitt, Assistant 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 MAY 24, 2007**

**B. TENTATIVE SUBDIVISION MAP – 801 RIVERSIDE AVENUE – RIVERSIDE BUSINESS PARK – FILE #2007PL-050; PROJECT #SUB-000094.** The applicant requests approval of a Tentative Subdivision Map to create 14 “for-sale” condominiums ranging in size from 1,575 square feet to 9,950 square feet within an existing building. Applicant: Ashley Singh, Bellecci & Associates. Owner: M.T. Costello Jr., Riverside Business Park . (Wiley)

**C. TENTATIVE PARCEL MAP – 6851 FIVE STAR BOULEVARD– FAIRWAY COMMONS I – FILE #2007PL-041; PROJECT# SUB-000092.** The applicant requests approval of a Tentative Parcel Map to create 7 lots ranging in size from 1.36 acres to 3.66 acres within a retail center. Applicant/Owner: Abe Alizadeh, Kobra Properties. (Reynolds)

**D. TREE PERMIT – 4701 FIDDYMENT ROAD – WRSP PCL F-83 TREE PERMIT – FILE #2006PL-149; PROJECT #TP-000093.** The applicant requests approval of a Tree Permit to remove up to seven native oak trees and encroach into the Protected Zone of up to five trees for the construction of a sewer trunk for Fiddymment Ranch Phase 2, associated with the infrastructure plan of the West Roseville Specific Plan. Applicant: Steve Hicks, Signature Properties. (Lindbeck)

**V. NEW BUSINESS**

- A. GENERAL PLAN AMENDMENT - CIRCULATION ELEMENT - ROSEVILLE 2020 TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM UPDATE.** The applicant requests a review of the Final Subsequent Environmental Impact Report For The City Of Roseville 2020 Transportation System Capital Improvement Program Update and a recommendation that the Roseville City Council certify the Final Subsequent Environmental Impact Report and approve the associated General Plan Amendment to incorporate the proposed 2020 CIP Update into the City's Circulation Element. Project Applicant/Owner: City of Roseville Public Works Department. (Gandler)

**VI. REPORTS/COMMISSION/STAFF**

**VII. 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.*