



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
OCTOBER 25, 2007
7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Gina La Torra, Associate Planner
Wayne Wiley, Assistant Planner
Chris Kraft, Engineering Manager
Bob Schmitt, Assistant City Attorney
Brandy LeBeau, 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 OCTOBER 11, 2007.

B. CONDITIONAL USE PERMIT-2030 TAYLOR RD - CLEARWIRE TELECOMMUNICATIONS TOWER - FILE# 2007PL-128; PROJECT #CUP-000048. The applicant requests approval of a Conditional Use Permit to increase the height of an existing 63-foot tall cellular tower to 78 feet, and to construct a nine square foot, 5'-2" tall cellular equipment cabinet. The Zoning Ordinance requires approval of a Conditional Use Permit for the increased tower height. Applicant: Clearwire US LLC. (La Torra)

V. NEW BUSINESS

A. MAJOR PROJECT PERMIT (STAGE 2) - 1125 GALLERIA BOULEVARD - NCRSP PARCEL 35 JC PENNEY EXPANSION - FILE #2007PL-149; PROJECT# MPP-000017. The applicant requests approval of a Stage 2 Major Project Permit for the expansion of JC Penney's Department Store by 40,000 gross square feet (34,000 square feet net leasable). Applicant: Tim Nalodka, Nudell Architect. Owner: Giovanni Mayorga, JC Penney. (Wiley)

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.