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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**FEBRUARY 24, 2005**  
**7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS**

**PLANNING COMMISSIONERS:**

Kim Hoskinson, Chair  
Gray Allen, Vice-Chair  
Donald Brewer  
Rex Clark  
Robert Dugan  
Audrey Huisking  
Betty Sanchez

**STAFF:**

Paul Richardson, Planning Director  
Chris Burrows, Senior Planner  
Michael Isom, Project Planner  
Eileen Bruggeman, Project Planner  
Vance Jones, EIP and Associates  
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 JANUARY 27, 2005 & FEBRUARY 10, 2005.**

**V. NEW BUSINESS**

**A. MAJOR PROJECT PERMIT MODIFICATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, TREE PERMIT AND DEVELOPMENT AGREEMENT AMENDMENT – 1445 EUREKA ROAD – STONE POINT (Parcels 6-14) – FILE#’s MPP 01-05A, GPA 03-02, SPA 03-01, RZ 03-02, SUBD 04-22, TP 04-46, & DAA 03-03.** The applicant requests approval to modify the entitlements for the 130-acre Stone Point project, currently approved for the construction of 1.65-million square feet of research and development and professional office uses, to reduce the total office square footage to 1.1675-million square feet and allow for the construction of 575 medium and high-density residential units on 44 acres of the site. The proposal includes provisions for the construction of two 10-story office buildings totaling 500,000 sq. ft. on reconfigured Parcels 6 and 7, 350 medium-density residential units on reconfigured Parcels 11, 12, 13, and 14, 225 high-density residential units on reconfigured Parcels 8 and 9, a 2-acre neighborhood park on reconfigured Parcel 10, and associated improvements including residential streets, site driveways, parking lots, on-site walkways, bikeways, an open-space overlook to Miner’s Ravine, and emergency vehicle access routes. Additionally, the applicant requests approval to modify the approved Stone Point Master Tree Permit for the removal of an additional 9 native oak trees totaling 145 inches Diameter at Breast Height (DBH), and encroach within the protected zone radius (PZR) of 40 additional native oak trees. Project Applicant: Marcus J. Lo Duca, Sandberg & Lo Duca. Project Owner: Richland Roseville Limited Partnership (Burrows/Jones)

- B. CONDITIONAL USE PERMIT MODIFICATION – 200 NORTH SUNRISE AVENUE (AUTOMALL ELECTRONIC READER BOARD) - FILE# CUPMOD 04-12.** The Roseville Automall Association is seeking approval to replace the existing electronic reader board sign located adjacent to Interstate 80 with a new 1,082 square foot sign cabinet, including a 586 square foot light emitting diode (LED) reader board. The new sign would be 29.5 feet tall by 40.3 feet wide. The existing sign is 25 feet tall by 40 feet wide totaling 400 square feet overall, with a 300 square foot reader board. Project Applicant: Damon Eberhart, Roseville Automall Association. Owner: George McCabe, R&A Roseville, LLC. (Isom)
- C. TREE PERMIT – 7200 SIERRA COLLEGE BOULEVARD – SRSP, STONERIDGE EAST PHASE 4, SIERRA COLLEGE BOULEVARD WIDENING PROJECT – FILE # TP 04-42.** The applicant requests approval of a Tree Permit to remove thirty-one (31) native oak trees and to encroach within the Protected Zone Radius (PZR) of approximately three (3) additional trees in association with the widening of Sierra College Boulevard as required by the Stoneridge Specific Plan. Owner/Project Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman)
- D. TENTATIVE SUBDIVISION MAP & TREE PERMIT – 7200 SIERRA COLLEGE BOULEVARD – SRSP PARCEL 49, STONERIDGE EAST PHASE 4B – FILE #'s SUBD 04-15 & TP 04-29.** The applicant requests approval of a Tentative Subdivision Map for Parcel 49 of the Stoneridge Specific Plan to subdivide the approximate 25.9-acre site into 99 single-family residential lots, an Open Space lot, and a landscape corridor. The applicant is also requesting a Tree Permit to remove 98 native oak trees and to encroach within the Protected Zone Radius (PZR) of approximately 29 additional trees. Owner/Project Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman)
- E. DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION – 1893 TAYLOR ROAD – NERSP PARCEL 17 (ROSEVILLE GOLFLAND SUNSPASH) – FILE #'S DRPMOD 04-45 & CUPMOD 05-02.** The applicant requests approval of a Conditional Use Permit Modification to expand the operation of the amusement park by adding an eight (8) stall batting cage. The applicant is also requesting approval of a Design Review Permit Modification to allow for the construction of the batting cage which may be transformed into additional parking during the summer season and to revise the existing parking lot area to accommodate bus parking and seasonal tandem parking for employees. Owner/Project Applicant: Fred Kenney, Roseville Golfand Ltd. (Hartman) **(THIS ITEM IS CONTINUED TO THE MEETING OF MARCH 10, 2005.)**

**VI. REPORTS/COMMISSION/STAFF**

- A. OFF STREET PARKING REQUIREMENTS**  
(Burrows)

**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.*