

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 FEBRUARY 9, 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 Eileen Bruggeman, Project Planner Wendy Hartman, Project Planner Derek Ogden, Associate Planner Tricia Stewart, Assistant Planner 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 <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 JANUARY 26, 2006.
- B. CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT 3240 KENNERLEIGH PW WRSP W1 RECREATION LODGE (THE CLUB AT WESTPARK) FILE# 2005PL-092 PROJECT #'S CUP-000013 and DRP-000067. The applicant requests approval of a Conditional Use Permit to allow a recreation facility in a residential zone and a Design Review Permit to construct the 10,327 square foot recreation facility with associated landscaping, lighting and parking. Project Applicant/Owner: Suzanne Vose, PL Roseville LLC. (Stewart)
- C. VARIANCE 102 CENTER STREET CUNNINGHAM SETBACK VARIANCE FILE# 2005PL-118 PROJECT #V-000018. The applicant requests approval of a Variance to construct an addition to the existing residence that will vary from the front and side yard setback requirements. The front yard setback would be eighteen feet two inches (18'2") where twenty feet (20') is required. The side yard setback would be two feet six inches (2'6") from the side property line where five feet (5') is required. Also requested is a Variance to allow a reduction in the number of off-street parking spaces from two to one. Applicant/Property Owner Sam Cunningham. (Ogden)

V. OLD BUSINESS

A. GENERAL PLAN AMENDMENT, REZONE, GRADING PLAN & TREE PERMIT – 2009 N CIRBY WAY (PRIMARY APPLICATION ADDRESS) – DE MELLO REZONE – FILE #S:

GPA 02-08, RZ 02-04, GP 03-19, & TP 03-30. The applicant requests approval of a General Plan Amendment to change the land use of a portion of the property from Open Space/Parks & Recreation/Floodplain to Low Density Residential; a Rezone to change the zoning of a portion of the property from Floodway to Single Family Residential; a Grading Plan to import 10,390 cubic yards of fill material. (The Grading Plan includes a request to place fill within the floodplain in order to elevate some of the lots above the 100 year water surface elevation); and a Tree Permit to remove up to 29 native oak trees and encroach into the protected zone

of several others. Project Applicant: Jerry Aplass, Burrell Consulting Group, Property Owner: Vasco DeMello (representative for property owners). (Hartman) THIS ITEM WAS **CONTINUED FROM THE MEETING OF JANUARY 12, 2006.**

VI. **NEW BUSINESS**

- DESIGN REVIEW PERMIT AND PARCEL MAP -- 1798 PLEASANT GROVE BL. WEST ROSEVILLE MARKETPLACE - FILE#'S DRP 05-11 AND PM 05-02. The applicant requests approval of a Design Review Permit to construct a 76, 892 square foot commercial center with associated parking, lighting, and landscaping. A parcel map is also requested to create 4 separate parcels within the center. Project Applicant: Wall Street Property Company, Jeff Wood. Property Owner: Safeway, Inc., Steve Berndt. (Ogden)
- MAJOR PROJECT PERMIT STAGE 2 1175 ROSEVILLE PARKWAY NCRSP В. PARCELS 38, 39A, 39B (THE FOUNTAINS) - FILE # MPP 04-05. The applicant requests Stage 2 approval and modification of Stage 1 of a Major Project Permit (MPP) for the construction of a combination of retail and office buildings on the approximately 54-acre site. The previously approved Stage 1 MPP Modification includes approximately 312,003 square feet of retail space, 73,061 square feet of restaurant space, and 197,600 square feet of professional office space (582,664 total square feet). Stage 2 of the MPP application consists of the approval of the architectural and landscape plans, modification of the major project permit is also requested adjust to the required parking. Owner/Project Applicant: Peter Bollinger, Peter P. Bollinger Investments Co. (Bruggeman)

VII. REPORTS/COMMISSION/STAFF

VIII. ADJOURNMENT

The applicant or applicant's representative must be present at the hearing. Notes:

- 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.
- (4) (5) No new items will be heard after 10:00 p.m.
- 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.
- (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.