



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

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AGENDA PLANNING COMMISSION MEETING APRIL 13, 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 Robles, Senior Planner Chris Dougherty, 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 MARCH 9, 2006.
- B. TREE PERMIT 2200 HAYDEN PW WRSP VILLAGE F-4 TREE PERMIT FILE# 2005PL122; PROJECT # TP-000064. The applicant requests approval to encroach into the protected zone radius of ten native oaks for the purpose of constructing a driveway for an existing single family home. Project Applicant: Brian Stevenson, Signature Properties, Inc. Owner: Brian Stevenson, West Roseville Development Co., Inc. (Dougherty)

V. <u>NEW BUSINESS</u>

- A. TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT 2001 PLEASANT GROVE BL. WRSP WESTPARK VILLAGE W-8 File #2005PL-054—Project #s SUBD 05-03; AP-000069. The applicant requests approval of a Tentative Subdivision Map to divide the 42.3-acre West Roseville Specific Plan Parcel W-8 into 168 residential lots. A separate but related request is for an Administrative Permit to transfer WRSP units among Parcels W-8, W-10, W-11, W-12, W-18, W-21 and W-22. Project Applicant: Gregg McKenzie, PL Roseville, LLC. Property Owner: PL Roseville, LLC. (Lindbeck/Robles)
- B. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION 2150 PLEASANT GROVE BL. WRSP WESTPARK VILLAGE CENTER W-21 File #2005PL-131 Project # SUBD 05-07, DRP-000082. The applicant requests approval of a Tentative Subdivision Map to divide the 16.8-acre West Roseville Specific Plan Village Center Parcel W-21 into 138 alley-loaded residential lots. Also requested is a Design Review Permit for Residential Subdivision to adopt unique design standards for the 48 attached townhouses and 90 detached dwellings. Project Applicant: Steve Frasier, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck/Robles)

C. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT—10201 FAIRWAY DRIVE—HRNSP PCL 46B LOWE'S UTILITY TRAILERS - FILE# 2006PL-027; PROJECT #'s CUP-000022 & DRP-000103. The applicant requests approval to allow sales and display of trailers and a temporary storage facility in the parking lot of Lowe's. Project Applicant: Angie Monroe, Lowe's Companies, Inc. Owner: Lowe's Companies, Inc. (Dougherty) (THIS ITEM HAS BEEN CONTINUED OFF-CALENDAR)

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.