

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

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# AGENDA PLANNING COMMISSION MEETING JUNE 22, 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, Director Chris Burrows, Senior Planner Eileen Bruggeman, Project Planner Mike Isom, Project Planner Wayne Wiley, Assistant Planner Chris Kraft, Senior Civil Engineer 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 MAY 25, 2006 (CONTINUED FROM JUNE 8, 2006.)
- B. MINUTES OF JUNE 8, 2006.
- C. TREE PERMIT 7100 SIERRA COLLEGE BOULEVARD SIERRA COLLEGE BOULEVARD WIDENING PROJECT FILE# 2006 PL-098; PROJECT #TP-00073. The applicant requests approval of a Tree Permit to remove one (1) native oak tree (Tree #1321) in association with the widening of Sierra College Boulevard as required by the Stoneridge Specific Plan. The request is to supplement the previously approved Tree Permit associated with the Sierra College Boulevard widening project. Owner/Project Applicant: Elliott Homes, Inc., Price Walker. (Bruggeman)

# V. <u>OLD BUSINESS</u>

A. GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT, AND DEVELOPMENT AGREEMENT AMENDMENT – 1451 BLUE OAKS BOULEVARD – HP/JMC REZONE PROJECT – PROJECT #2005PL-079. Heritage Preservation, LLC (an affiliate of John Mourier Construction, Inc.) is under contract with the Hewlett-Packard (HP) Corporation to purchase 297 acres of the larger 498-acre HP campus. The applicant has requested the necessary approvals to change the adopted land use and zoning designations of approximately 253 acres of the larger 498-acre HP campus to a mix of residential, commercial, office, and public land uses. An amendment to the HP Master Plan (adopted 1996) is also proposed to remove the land area to be purchased from the boundaries of the master plan. The entitlements requested include a General Plan Amendment (includes the Master Plan Amendment), Rezone, Development Agreement, Development Agreement Amendment, and certification of a Draft Subsequent Environmental Impact Report.

NOTE: On April 27 and May 25, 2006, the Planning Commission held public hearings to receive comment on the proposed project and Draft Subsequent Environmental Impact Report. At the May 25<sup>th</sup> hearing, after considering all comments received, the Planning Commission found the analysis and conclusions contained in the DSEIR to be adequate, and made a recommendation that the City Council approve the General Plan Amendment, Rezone and Development Agreements. Subsequent to the hearing, it was learned that the Roseville Press-Tribune did not publish the required legal notice, as requested by the City. Due to this procedural noticing error, Planning & Redevelopment staff has re-noticed the project and is recommending that the Planning Commission provide another recommendation on the requested entitlements and the adequacy of the DSEIR to the City Council. Project Applicant: Steve Schnable, Heritage Preservation, LLC. Owner: Tom Barrington, Hewlett-Packard. (Isom)

# VI. NEW BUSINESS

- A. MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) & MAJOR PROJECT PERMIT (STAGE 2) –1151 GALLERIA BOULEVARD NCRSP PARCEL 35 GALLERIA MALL EXPANSION FILE#MPPMOD 95-01A & MPP 04-02. The applicant requests modification of the existing Major Project Permit (Stage 1) and Stage 2 approval of the Major Project Permit (architecture and landscaping) to allow a phased 487,806 (gross) square foot (335,231 leasable) expansion of the existing 1,309,237 square foot (gross) Galleria Mall. Project Applicant/Owner: Dick Dreher, Westfield Corporation / Rory Packer, Roseville Shoppingtown, LLC. (Isom)
- B. ADMINISTRATIVE PERMIT 1611 LEAD HILL BOULEVARD NORTHEAST ROSEVILLE SPECIFIC PLAN PARCEL 8 FILE# 2006 PL-050 (AP-000110). The applicant requests approval of an Administrative Permit for a 10 space parking reduction to allow a credit union to locate in the Stanford Mortgage Building located within the Olympus Pointe Shopping Center. Project Applicant/Owner: Eric Peterson. (Wiley)

## VII. REPORTS/COMMISSION/STAFF

# VIII. 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 <u>Planning Department 72 hours</u> 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.