



311 Vernon Street Roseville. CA 95678

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# AGENDA PLANNING COMMISSION MEETING APRIL 14, 2011 7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

#### PLANNING COMMISSIONERS:

Audrey Huisking, Chair Gordon Hinkle, Vice-Chair Krista Bernasconi Don Brewer Sam Cannon Robert Dugan David Larson

#### STAFF

Paul Richardson, Director Chris Burrows, Senior Planner Steve Lindbeck, Project Planner Derek Ogden, Associate Planner Ron Miller, Associate Planner Chris Kraft, Engineering Manager Bob Schmitt, Assistant 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 10, 2011.
- B. TREE PERMIT 5201 FIDDYMENT RD. & 10041 CROCKER RANCH RD. WRSP F-17 BIKE TRAIL TREE PERMIT FILE # 2011PL-001; PROJECT # TP-000122. The applicant requests approval of a Tree Permit to remove up to four (4) native oak trees totaling thirty-two (32) inches in diameter at breast height (DBH), and encroach into the protected zone of twenty (20) other oak trees to construct a required bike trail segment. Property Owner: Roseville Fiddyment Land Venture and City of Roseville. Project Applicant: Steve Hicks, Roseville Fiddyment Land Venture. (Ogden)
- C. PHASED LARGE LOT TENTATIVE MAP SIERRA VISTA SPECIFIC PLAN 6810 FIDDYMENT ROAD FILE #2007PL-044; PROJECT #SUB-000145. The applicant requests approval of a Phased Large Lot Tentative Map to subdivide the Sierra Vista Specific Plan property into 162 large lots conforming to the land use plan adopted May 5, 2010. Owner/Applicant: Sierra Vista Owners Group. (Lindbeck) THIS ITEM IS CONTINUED TO THE MEETING OF APRIL 28, 2011.

#### V. NEW BUSINESS

A. CONDITIONAL USE PERMIT – 501 DEREK PLACE #140 – ROSEVILLE BREWING COMPANY - FILE# 2011PL-003; PROJECT# CUP-000067. The applicant requests approval of a Conditional Use Permit to operate a 2,500 sq. ft. micro-brewery production facility and tasting room. The tasting room will be open from 5PM – 8PM Monday – Friday and 2PM – 6PM on Saturdays. The facility will be closed, with no operations on Sundays. Per the Zoning Ordinance, approval of a Conditional Use Permit is required to operate a brewery in a Light Industrial (M1) zoning district. Applicant: Roseville Brewing Company, Kelly Rue. Owner: Kemper Properties, Kevin Kemper. (Miller)

B. CONDITIONAL USE PERMIT - 1021 JUNCTION BL. - NWRSP PCL 39 - H&L TOWING IMPOUND YARD - FILE # 2011PL-029; PROJECT #CUP-000069. The applicant requests approval of a Conditional Use Permit to operate an Impound Yard within a Light Industrial (M1) zone. All storage of automobiles and business operations will take place within the existing building. Applicant: Dain Lyon, H&L Towing & Recovery. Owner: Melissa Chapman, Roseville Business Park. (Ogden)

#### REPORTS/COMMISSION/STAFF VI.

#### VII. **ADJOURNMENT**

- Notes: 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.
  - All items acted on by the Planning Commission may be appealed to the City Council.
  - No new items will be heard after 10:00 pm.
  - (3) (4) (5) (6) 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 beginning at 9:00 am. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
  - If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance.
  - The Commission Chair may establish time limits for testimony.

All material 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 material 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