



311 Vernon Street Roseville. CA 95678

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# AGENDA PLANNING COMMISSION MEETING APRIL 28, 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, Senior Planner Derek Ogden, Associate Planner Tricia Stewart, Associate Planner Gina LaTorra, 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 APRIL 14, 2011.
- B. TENTATIVE SUBDIVISION MAP 10090 CROCKER RANCH RD. NRSP PARCEL 5 RE-SUBDIVISION FILE # 2007PL-067 (SUB-000152). The applicant requests approval of a Tentative Subdivision Map to modify the parcel lines of 50 single family lots within the Crocker Ranch North Lot 5 subdivision for the purpose of creating more unified lots within the subdivision. Applicant: Steve Schnable, John Mourier Construction. Owner: MLIC & John Mourier Construction. (LaTorra)
- C. MAJOR PROJECT PERMIT EXTENSION (STAGE 2) NERSP PARCEL 15, LOTS 6 & 7 1401 & 1421 EUREKA RD (1445 EUREKA ROAD) FILE# 2006PL-053 (MPP-000033). The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 2 that was originally approved March 8, 2007 under MPP-000005. The MPP Stage 2 entitlement permitted the development of two six-story office buildings on Lots 6 & 7 within the Stone Point Master Plan area. Owner: Stone Point Roseville, LLC., Dinesh Davar. Applicant: Steadfast Companies, Lance Emery. (Stewart)

### ٧. **OLD BUSINESS**

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 FROM THE MEETING OF APRIL 14, 2011.

#### VI. **NEW BUSINESS**

ADMINISTRATIVE VARIANCE - ADAIR SECOND UNIT - FILE # 2011PL-021 (V-000066). The applicant requests an Administrative Variance to reduce the required rear yard setback for a new second unit from twenty (20) feet to thirteen (13) feet. The unit will replace a structure that was destroyed by fire. Applicant/Property Owner: John Adair. (Ogden)

## REPORTS/COMMISSION/STAFF VII.

#### VIII. **ADJOURNMENT**

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

- 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.
- (2) (3) (4) No new items will be heard after 10:00 pm.
- (5) 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 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. (7)
- (8) 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 is later