

#### 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 MAY 26, 2005 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

#### PLANNING COMMISSIONERS:

Kim Hoskinson, Chair Gray Allen, Vice-Chair Donald Brewer Rex Clark Robert Dugan Audrey Huisking Betty Sanchez

#### STAFF:

Paul Richardson, Planning Director Chris Burrows, Senior Planner Michael Isom, Project Planner Wendy Hartman, Associate Planner Steve Lindbeck, Associate Planner Bob Schmitt, Deputy City Attorney Jennifer Lloyd, 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. <u>MINUTES OF MAY 12, 2005.</u>
- B. CONDITIONAL USE PERMIT 350 ATLANTIC ST AAT COMMUNICATIONS TOWER FILE #CUP 05-03. The applicant requests approval of a Conditional Use Permit to construct a 120-foot high monopole tower, capable of supporting antennae of four wireless carriers. The site is within the Union Pacific rail yard. Project Applicant: Nathan Smith, AAT Communications. Property Owner: Union Pacific Railroad. (Lindbeck) (THIS ITEM IS CONTINUED TO THE MEETING OF JUNE 23, 2005.)
- C. TENTATIVE SUBDIVISION MAP 100 CIRBY HILLS DRIVE CIRBY HILLS TOWN HOMES FILE# SUBD 05-02 The applicant requests approval of a Tentative Subdivision Map to allow minor reconfiguration of 23 town home lots and one common area lot through a merger and re-subdivision. The property lines must be reconfigured to accommodate eave overhang clearances required by the Building Code. In most cases, property lines will move less than twelve inches. Project Applicant: Jerry Aplass, Burrell Consulting. Owner: Steve Cruz, Sycamore Ventures (Isom)
- D. TENTATIVE PARCEL MAP 405 VERNON STREET CIVIC PLAZA PROJECT AND CITY PARKING STRUCTURE FILE# PM 04-09. The applicant requests approval of a Tentative Parcel Map to merge and re-subdivide eight parcels into four parcels. Project Applicant: Tom Lumbrazo. Owner: City of Roseville. (Hartman)

(THIS ITEM WAS CONTINUED FROM THE MEETING OF MAY 12, 2005.)

#### V. OLD BUSINESS

A. TENTATIVE SUBDIVISION MAP, TREE PERMIT, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, & ADMINISTRATIVE PERMIT – 1850 BLUE OAKS BL. – WRSP FIDDYMENT RANCH VILLAGE F-17 – FILE#S: SUBD 04-23, TP 04-50 & DRRS 04-01 & AP 04-84. The applicant requests approval of plans to develop West Roseville Specific Plan Fiddyment Ranch Village F-17 with 131 medium density residential units. Project entitlements include: a Tentative Subdivision Map to divide the 17.3 acre parcel into 131 residential lots; a Tree Permit to remove 24 native oak trees on Parcel F-17 and 9 trees for construction of the off-site sewer main; a Design Review Permit for Residential Subdivision to establish design standards for the project; and an Administrative Permit to transfer four WRSP residential units from Village F-17 to Village F-16. Project Applicant: Tim Denham, Wood Rodgers. Property Owner: Signature Properties. (Lindbeck)

# (THIS ITEM WAS CONTINUED FROM THE MEETING OF MAY 12, 2005.)

### VI. <u>NEW BUSINESS</u>

- A. CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT 335 LINCOLN ST CASSIE HILL BUILDING FILE #CUP 03-09, DRP 03-76 & AP 04-19. The applicant requests approval of plans to construct a four-story, mixed use building on an existing vacant parcel in the Old Town Historic District with a Conditional Use Permit for residential units on the third and fourth floors (residential units on the second floor are a principally permitted use); a Design Review Permit for the building plans; and an Administrative Permit to reduce the parking requirement to zero. Essentially the same project was approved in 2001, but the entitlements have since expired. Project Applicant: Allen Edwards. Property Owner: Richard Ryan. (Lindbeck)
- B. PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, PARCEL MAP, SIGN VARIANCE - 1260 PLEASANT GROVE BOULEVARD - NWRSP PARCEL 11 - BRETON VILLAGE - FILE# GPA 04-03, RZ 04-04, SPA 04-03, DAA 05-02, DRP 04-41, DRP 04-42, SUBD 04-19, & PM 04-16. The applicant requests approval of: a General Plan Amendment & Specific Plan Amendment to change the land use of a portion of the property from Community Commercial to Medium Density Residential; a Rezone to change the zoning of a portion of the subject property from Community Commercial/Special Area-Northwest Roseville to Attached Housing and to establish a list of permitted uses for the remainder of the Community Commercial portion of the property; a Development Agreement Amendment to modify the Northwest Roseville Specific Plan Development Agreement to reflect the change in land use; Two Design Review Permits, One to allow for the construction of two commercial buildings totaling 30,140 square feet in area, along with associated landscaping, lighting, and parking, the second DRP is to establish development standards for the construction of a 53 unit single family cluster development; and, a Parcel Map & Tentative Subdivision Map to create a large lot map (2) lots) and subdivide Lot B into 53 single family residential lots and one common area parcel; Project Applicant: Dick Morton, Morton & Pitalo. Owner: Peter Bollinger, Bollinger Investment Company. (Hartman)
- C. REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, LOT LINE ADJUSTMENT, & TREE PERMIT, 1820 & 1850 TAYLOR ROAD NERSP PARCEL 16, OLYMPUS POINTE JAVA FILE# RZ 04-05, SPA 04-04, DAA 05-07, DRP 04-43, LLA 04-17, & TP 04-39. The applicant requests approval of: a Rezone to change the zoning of the subject property from Highway Commercial / Special Area to Community Commercial to allow a broader range of permitted uses, including professional office; a Specific Plan Amendment to change the specific plan land use designation from Highway Commercial to Community Commercial; a Development Agreement Amendment to modify the Northeast Roseville Specific Plan Development Agreement to reflect the change in land use; a Design Review Permit to allow construction of a 13,549 square-foot commercial building and a 150 square foot coffee kiosk, along with associated landscaping, lighting, and parking; a Lot Line Adjustment to merge the two properties encompassing the project site into a single parcel; and a Tree Permit to remove seven (7) native oak trees and encroach into the protected zone radius of several others. Project Applicant: Peter Givas, Peter Givas Architect. Owner: Leo Lagesse. (Isom)

#### 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)
- All items acted on by the Planning Commission may be appealed to the City Council.
- No new items will be heard after 10:00 p.m.
- (3) (4) (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 a.m. 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)
- The Commission Chair may establish time limits for testimony. (8)

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.