

# 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 FEBRUARY 23, 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 Burrows, Senior Planner Eileen Bruggeman, Project Planner Wendy Hartman, Project Planner Steve Lindbeck, Project Planner Derek Ogden, Associate Planner Wayne Wiley, 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 FEBRUARY 9, 2006.
- B. TREE PERMIT 224 JENNIFER CIRCLE ALEXANDER TREE PERMIT- FILE# 2005PL-149 PROJECT #TP-000059. The applicant requests approval of a tree permit to authorize removal of four native oak trees or the construction of a single family home. Project Applicant/ Property Owner: Edward and Carolyn Alexander. (Ogden)
- C. TENTATIVE SUBDIVISION MAP 2150 PROFESSIONAL DRIVE SERSP PCL 5
  COMMERCIAL CONDOMINIUMS FILE# 2005PL-143 PROJECT #SUB-000041. The
  applicant requests approval of a Tentative Subdivision Map to create seven "for-sale" office
  condominiums ranging in size from 1,100 square feet to 5,200 square feet within an existing
  building. Project Applicant: Micheal Spencer, Bellecci & Associates, Inc. Owner: Steve
  Mitchell, Three Sisters Ranch Enterprises, LLC. (Wiley)
- D. TENTATIVE SUBDIVISION MAP 4900 FIDDYMENT RD. WRSP FIDDYMENT RANCH PHASE 2 LARGE LOT MAP File #2005PL-047 PROJECT #SUB-000024. The applicant requests approval of a Tentative Subdivision Map for the merger and re-subdivision of several West Roseville Specific Plan Fiddyment Ranch large lots. Project Applicant: Tim Denham, Wood Rodgers, Inc. Property Owner: Signature Properties. (Lindbeck)

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

A. DESIGN REVIEW PERMIT & TENTATIVE PARCEL MAP – 10551 FAIRWAY DRIVE – HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCEL 42A & B (ROSEVILLE CROSSING SHOPPING CENTER) – FILE #2005PL-103 – PROJECT #s DRP 000072 & SUB-000038. The applicant requests approval of a Design Review Permit to construct ten (10) commercial retail buildings totaling 176,200 square feet with associated improvements; and a Tentative Parcel Map to subdivide 18.2 acres into five (5) parcels, one for each building within Phase One and a remainder parcel for Phase Two. Project Applicant: RMB Architects, Mark Marvelli. Project Owner: Sywest Development, Robert Atkinson. (Bruggeman)

B. DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, TREE PERMIT, & ADMINISTRATIVE PERMIT – 9243 SIERRA COLLEGE BOULEVARD – SERSP PARCEL 40 (GRANITE BAY PAVILIONS) - FILE#'S DRP-000057, SUB-000030, TP-000050, & AP-000095 (2005PL-067). The applicant requests approval of a Design Review Permit to allow for the development of 16 single story office buildings ranging is size from 3,600 to 7,500 square feet and 4 retail buildings ranging from 6,400 to 11,800 square feet in size (total project square footage: 117,908 s.f.); a Tentative Subdivision Map to divide the 12.75 acre site into 21 parcels; a Tree Permit to remove 251 native oak trees and to encroach into the protected zone of several others; and an Administrative Permit for a parking reduction to allow the office portion of the project to be parked on net square footage instead of gross square footage. Project Applicant/Property Owner: Tim Schaedler, Panattoni Development. (Hartman)

# 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.