



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 10, 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 Kathy Pease, Environmental Coordinator Mike Isom, Associate Planner Steve Lindbeck, Associate Planner Wendy Hartman, Associate 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 JANUARY 27, 2005 (THIS ITEM IS CONTINUED TO THE MEETING OF FEBRUARY 24, 2005)
- B. TREE PERMIT 1757 PARK OAK DRIVE SRSP PARCEL 33/38 LOT 27 FILE#: TP 04-54. The applicant requests approval to remove two (2) additional native oak trees within the building envelope of Lot 27 that were overlooked during review of the Master Tree Permit for Whispering Canyon. A total of fifteen (15) trees are proposed for removal, thirteen (13) of which have been conditionally approved for removal subject to approval of an Administrative Tree Permit. The Administrative Tree Permit process provides an opportunity for the City to review building plans for individual homes within the subdivision, collect required mitigation payments for removed trees, and notify surrounding property owners of the tree removals. Project Applicant: E. Robert Statham, Interlynk Management. Owner: Maria Andrichuk. (Isom)
- C. CONDITIONAL USE PERMIT 910 GALLERIA BOULEVARD NCRSP PARCEL 63,

  NEXTEL WIRELESS CO-LOCATION FACILITY FILE#: CUP 04-11. The applicant requests approval of a Conditional Use Permit to construct a Nextel wireless communication equipment shelter greater than six (6) feet in height. The Zoning Ordinance requires approval of a Conditional Use Permit for equipment shelters greater than six (6) feet in height. Project Applicant: Karen Avery, Tetra-Tech. Owner: Pacific Gas & Electric. (Isom)

D. CONDITIONAL USE PERMIT – 1893 TAYLOR RD – NERSP PARCEL 17
TELECOMMUNICATION TOWER EXTENSION – FILE#: CUP 04-09. The applicant requests approval of a Conditional Use Permit to increase the height of an existing 160-foot high public utility tower to 168 feet and to relocate an existing cellular antenna on the new extension. The Zoning Ordinance requires approval of a Conditional Use Permit for telecommunications towers greater than 60 feet in height. Project Applicant: Ringo Guzati, Surewest Wireless. Tower Owner: Sacramento Municipal Utility District (SMUD). Parcel Owner: Roseville Golfland, Ltd. (Lindbeck)

# V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

A. BLUEPRINT IMPLEMENTATION STRATEGY PRESENTATION (Pease)

## **VI. NEW BUSINESS**

- A. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT 201 WEST IVY STREET C

  & F TOWING IMPOUND YARD FILE#S: CUP 03-03 & DRP 02-56. The Planning

  Department is requesting that the Planning Commission initiate an order to revoke the

  Conditional Use Permit and Design Review Permit for C & F Towing Impound Yard due to

  non-compliance with the conditions of approval for the project. Project Applicant/Owner: Cliff

  Lowrie. (Hartman)
- B. DESIGN REVIEW PERMIT, TREE PERMIT, ADMINISTRATIVE PERMIT & TENTATIVE PARCEL MAP 560, 570 & 580 NORTH SUNRISE AVENUE NERSP PARCEL 5B, NORTH SUNRISE PROFESSIONAL CENTER FILE#S: DRP 04-46, TP 04-48, AP 04-83 & PM 04-21. The applicant requests approval of plans to construct five medical office buildings totaling 73,107 square feet. Project approvals include: 1) a Design Review Permit for the building plans; 2) a Tree Permit to remove 10 native oak trees and encroach into the protected zone of another 19 native oaks; 3) an Administrative Permit for a reduction in the required parking on this site, which is shared with the United Artist theatre and Black Angus Restaurant; and 4) a Tentative Parcel Map to merge three existing parcels and re-subdivide them into five parcels. Project Applicant: Stephen D. Guest, RMW Architects. Owner: Timothy Gagnier, Granite Bay Ventures. (Lindbeck)

# 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 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.