

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
JULY 14, 2005

7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Chris Robles, Senior Planner
Eileen Bruggeman, Project Planner
Mike Isom, Project Planner
Brita McNay, Senior Deputy City Attorney
Carmen Bertola, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on any item or under Oral Communications are limited to five (5) minutes, 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 JUNE 28, 2005.

V. NEW BUSINESS

A. DESIGN REVIEW PERMIT, SPECIFIC PLAN AMENDMENT, & TENTATIVE PARCEL MAP – 751 PLEASANT GROVE BLVD – HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCEL 40 (HIGHLAND PLAZA SHOPPING CENTER) – FILE#s DRP 04-63, SPA 05-10 & PM 04-22. The applicant requests approval of a Design Review Permit to construct seven (7) commercial retail buildings totaling 131,900 square feet with associated improvements. A Specific Plan Amendment is requested to modify the Specific Plan Design Guidelines related to the design of Parcel 40. The applicant also requests approval of a Tentative Parcel Map to subdivide 13.93 acres into eight (8) parcels, one for each building and one parcel for the surrounding common area. Project Applicant: Williams + Paddon Architects and Planners, Inc., Stuart Grinstain. Project Owner: Eureka Development Company, Douglas M. Sutherland (Bruggeman)

B. TREE PERMIT – 1215 PLEASANT GROVE BL – NWRSP PARCEL 19, PLEASANT GROVE PROFESSIONAL CENTER – FILE # TP 03-55. Planning Staff is forwarding this Tree Permit violation to the Planning Commission for the enforcement of violations of the conditions of approval for the previously approved tree permit for the Pleasant Grove Professional Center. Applicant: Granite Bay Ventures, Timothy J. Gagnier. (Isom)

VI. REPORTS/COMMISSION/STAFF

A. ELECTION OF PLANNING COMMISSION CHAIR.

B. ELECTION OF PLANNING COMMISSION VICE-CHAIR.

C. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE.

VII. ADJOURNMENT

- (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.