

PLANNING & REDEVELOPMENT

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

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AGENDA PLANNING COMMISSION MEETING JANUARY 26, 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, Director, Planning & Redevelopment Kevin Payne, Assistant Director, Planning & Redevelopment Chris Burrows, Senior Planner Eileen Bruggeman, Project Planner Steve Lindbeck, Project Planner Tricia Stewart, Assistant 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 JANUARY 12, 2006.
- B. CONDITIONAL USE PERMIT 7456 FOOTHILLS BOULEVARD NWRSP PARCEL 15, MARTINIZING DRY CLEANING FILE# CUP-000017. The applicant requests approval of a Conditional Use Permit to allow a Commercial Laundry to operate in an existing building located within the Community Commercial zoning district. Project Applicant: Michael J. Riordan, Martinizing Dry Cleaning. Property Owner: Marcia Goldenfeld, Woodcreek Plaza, LLC. (Wiley)
- C. CONDITIONAL USE PERMIT 531 ELEFA STREET BRICE HAIR SALON FILE# CUP-000016. The applicant requests approval of a Conditional Use Permit to allow customer contact associated with a home occupation (hair salon) at a single-family residence. Project Applicant: Angela Brice. Property Owner: James and Linda Dunne. (Stewart)
- DEVELOPMENT AGREEMENT AMENDMENT 6700 FIDDYMENT RD. WRSP WESTPARK LARGE LOT DA AMENDMENT File # DA-000020. The applicant requests approval of a Development Agreement Amendment to modify the existing Westpark Development Agreement to include fee updates relating to settlement agreements and make several text clarifications. Project Applicant: Gregg McKenzie, PL Roseville, LLC Property Owner: PL Roseville, LLC. (Lindbeck)

V. <u>NEW BUSINESS</u>

A. GENERAL PLAN AMENDMENT, SPECIFIC PLAN, REZONE AND SUBDIVISION ORDINANCE AMENDMENT - RIVERSIDE AVENUE (Douglas Blvd. to Darling Way) — RIVERSIDE GATEWAY SPECIFIC PLAN & STREETSCAPE PROJECT - FILE #'S GPA 04-05, SPA 04-05, RZ 04-07 & 0A-000008. This request is for the approval of the Riverside Gateway Specific Plan and Streetscape project. This project includes a General Plan Amendment, Specific Plan, Rezone, Subdivision Ordinance Amendment, and certification of an

Environmental Impact Report (EIR). The project would provide for modified (higher-density and mixed use) land uses within the plan area. It would also encourage redevelopment, enhance existing circulation, improve the streetscape, and develop landscape features to provide new vitality to the plan area. (Payne)

- B. TENTATIVE SUBDIVISION MAP and DESIGN REVIEW PERMIT EXTENSION 611

 BARBARA WAY NWRSP PARCEL 40, LADERA VILLAGE, AKA THE ADORA FILE#S

 SUB-000035 & DRP-000076. The applicant requests a one-year extension of a previously approved Design Review Permit to construct 103 condominium units including common areas and landscaping on two (2) parcels totaling 4.5 acres. The applicant also requests a five-year extension of the previously approved Tentative Condominium Map to create 103 condominium units with common areas. Applicant/Owner Cresleigh Homes Corp., Ron Erny. (Bruggeman)
- C. DESIGN REVIEW PERMIT MODIFICATION, CONDITIONAL USE PERMT, AND ADMINISTRATIVE PERMIT 10620 INDUSTRIAL AVENUE PARKSIDE INDUSTRIAL CENTER MELCHIZEDEK CHURCH FILE # DRPMOD-000066, CUP-000012, AP-000075. The applicant requests approval of a Conditional Use Permit to allow for a community assembly use (church) in an Industrial Zone and Design Review Permit Modification to modify Building A in the Parkside Industrial Center into a two-story office and assembly building. The applicant is also requesting an Administrative Permit to allow a reduction in required parking. Applicant Adam Lehner, Borges Architectural Group, Inc. Owner Ken Giannotti, Stanford Ranch, LLC. (Stewart)

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.