



PLANNING & REDEVELOPMENT

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

**AGENDA
PLANNING COMMISSION MEETING
JANUARY 11, 2007**

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

PLANNING COMMISSIONERS:

Robert Dugan, Chair
Rex Clark, Vice-Chair
Donald Brewer
Sam Cannon
Kim Hoskinson
Audrey Huisiking

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Steve Lindbeck, Project Planner
Gina La Torra, Associate Planner
Wayne Wiley, Assistant Planner
Chris Kraft, Engineering Manager
Bob Schmitt, 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 DECEMBER 7, 2006 AND DECEMBER 14, 2006.

B. PARCEL MAP & VARIANCE 930 PARRY STREET PARCEL MAP FILE# 2006PL-167 (PROJECT# SUB-000073 & V-000036). The applicant requests approval of a Parcel Map to divide one residential lot, developed with two homes, into two lots. The proposed subdivision will result in one home on each lot; and a Variance to allow portions of the existing homes to encroach up to three feet into the required five-foot side yard setback. Project Applicant: Michael C. Hansen, G.C. Wallace of California, Inc. Property Owner: Bob Richards. (Wiley)

C. TENTATIVE SUBDIVISION MAP 1382 BLUE OAKS BOULEVARD NIPA BLUE OAKS PROFESSIONAL CENTER FILE# 2006PL-168; (PROJECT# SUBD-000075). The applicant requests approval of a Tentative Subdivision Map to create eight for-sale office condominiums ranging in size from 2,068 square feet to 2,780 square feet within the two-story Blue Oaks Professional Center building. Project Applicant: Ashley Singh, Bellecci & Associates, Inc. Owner: James T. Williams, Blue Oaks Investors, LLC. (La Torra)

D. TENTATIVE SUBDIVISION MAP 10000 FOOTHILLS BOULEVARD NIPA PARCEL 28 BLUE OAKS PLAZA FILE# 2006PL-194; (PROJECT# SUBD-000080). The applicant requests approval of a Tentative Subdivision Map to create two retail parcels and 17 office/medical parcels within the Blue Oaks Plaza and requests approval of a Tentative Subdivision Map to create eight for-sale office condominiums within three of the office/medical buildings on three parcels within the Blue Oaks Plaza. Project Applicant: Greg Bardini, Morton & Pitalo, Inc. Owner: Tim Gagnier, Blue Oaks Plaza, LLC. (La Torra)

V. NEW BUSINESS

- A. **TREE PERMIT 1756 PARK OAK DRIVE STONERIDGE SPECIFIC PLAN (SRSP) PCL33 WHISPERING CANYON LOT 92 FILE# 2006PL-195; (PROJECT# TP-000086).** The applicant requests approval of a Tree Permit to remove two native oak trees on Lot 92 of the Whispering Canyon Subdivision. Project Applicant/Owner: Albert Thomas, Blue Summits, LLC. (La Torra)
- B. **CONDITIONAL USE PERMIT, LOT LINE ADJUSTMENT & DESIGN REVIEW PERMIT MODIFICATION 1020 WINDING CREEK DRIVE FOOTHILLS COMMERCE CENTER PHASE II FILE# 2006PL-199; (PROJECT# CUP-000034, LLA-000036 & DRP-000152).** The applicant requests approval of a Conditional Use Permit to allow outdoor storage in a Light Industrial zone district, a Lot Line Adjustment to transfer .75-acres of land from the property to the northeast into Phase II of the Foothills Commerce Center, and a Design Review Permit Modification to modify the site design to construct 47 additional parking spaces located to the east of Building E. Project Applicant: Lane Borges, Borges Architectural Group, Inc. Property Owner: Ken Giannotti, Stanford Ranch I, LLC. (Wiley)
- C. **REZONE & TENTATIVE SUBDIVISION MAP 2350 PLEASANT GROVE BL. WRSP WESTPARK VILLAGE W-12 - FILE# 2006PL-018 (PROJECT# RZ-000027, SUBD 05-06).** The applicant requests approval of a Tentative Subdivision Map to divide the 18.9 acre West Roseville Specific Plan Parcel W-12 into 78 residential lots, and a Rezone from Single-Family Residential (R1/DS) to Small Lot Residential (RS/DS) to allow 55-foot wide lots. Project Applicant: Steve Frasier, Morton & Pitalo. Property Owner: PL Roseville. (Lindbeck)

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.