

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 26, 2009 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Don Brewer, Chair Robert Dugan, Vice-Chair Sam Cannon Gordon Hinkle Kim Hoskinson Audrey Huisking David Larson

STAFF:

Paul Richardson, Director, Planning & Redevelopment Kevin Payne, Assistant Director, Planning & RDA Jan Shellito, Redevelopment Manager Chris Burrows, Senior Planner Gina La Torra, Associate Planner Wayne Wiley, Associate Planner Chris Kraft, Engineering Manager Bob Schmitt, Assistant 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 12, 2009.
- B. DESIGN REVIEW PERMITS & TENTATIVE SUBDIVISION MAP 7500 FOOTHILL BOULEVARD NWRSP PARCEL 11, BRETON VILLAGE FILE # 2007PL-072 (PROJECT # DRP-00284, DRP-00285 & SUB-000114). The applicant requests approval of a Design Review Permit to allow the construction of two commercial buildings totaling 30,140 square feet with associated landscaping, lighting and parking; a Design Review Permit to establish development standards for the construction of a 53 unit single-family cluster development; and a Tentative Subdivision Map to subdivide 6.63 acres into fifty-three (53) single-family residential lots. These entitlements were previously approved by the Planning Commission on May 26, 2005, and have since expired. The applicant is requesting approval of the previously approved permits. No changes to the project are proposed. Applicant/Owner: Paul Bollinger, Breton Village. (Wiley)

٧. **OLD BUSINESS**

DOWNTOWN ROSEVILLE SPECIFIC PLAN PRESENTATION AND PUBLIC HEARING - FILE #2006PL-173; PROJECT #GPA-000027; RZ-000036; OA-000021; SPA-000019; TP-000113. The proposed project is the Downtown Roseville Specific Plan located in a 176-acre area comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Park. The proposed project area encompasses an infill area completely surrounded by built-out neighborhoods and the Union Pacific Railyard. The Plan would establish the appropriate distribution, mix, intensity, physical form, and functional relationships of land uses in the Downtown area to encourage and facilitate infill development, mixed-use, pedestrian scale, urban amenities, transit use, creative design, and general revitalization of the Downtown area. In addition, the Plan establishes policies for pedestrian movement, alternative transportation facilities, transit routes, vehicle traffic, and parking within the Downtown area. Lastly, the Plan would implement improvements related to connectivity, place making, and creek restoration and flood conveyance identified in the Royer/Saugstad Park Master Plan. Actions necessary to approve the project include: a General Plan Amendment; Specific Plan Amendment; Rezone; Zoning Ordinance Amendment; Sign Ordinance Amendment; Noise Ordinance Amendment; Community Design Guidelines Amendment; and Tree Permit. (Payne, Shellito) (THIS ITEM IS CONTINUED FROM THE MEETING OF FEBRUARY 12, 2009.)

NEW BUSINESS VI.

ADMINISTRATIVE PERMIT - 25 TUCUMCARI COURT - BRAINY BUNCH DAY CARE -Α. FILE # 2008PL-111 (PROJECT # AP-000255). The applicant requests approval of an Administrative Permit to allow a Large Family Day Care to operate in a single-family home within an R1/DS zone district. Applicant/Owner: Amy Compton. (Wiley)

REPORTS/COMMISSION/STAFF VI.

VII. **ADJOURNMENT**

Notes: The applicant or applicant's representative must be present at the hearing. (1)(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.
- All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning (6)beginning at 9:00 a.m. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
- 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.