



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

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AGENDA PLANNING COMMISSION MEETING MAY 12, 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 Eileen Bruggeman, Project Planner Michael Isom, Project Planner Wendy Hartman, Associate Planner Steve Lindbeck, 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 APRIL 28, 2005.
- B. CONDITIONAL USE PERMIT 1200 PLUMBER WAY COLORS EXPRESS FILE# CUP 05-06. The applicant requests approval of a Conditional Use Permit to perform equipment repair, which includes the installation and operation of a paint spray booth and limited bodywork within an existing building at 1200 Plumber Way in the Industrial / Business Park (MP) zone district. Project Applicant: Joe Spalliero, Colors Express. Owner: Bill Clarkson. (Isom)
- C. <u>DESIGN REVIEW PERMIT AND TENTATIVE MAP 7601 GALILEE ROAD (GALILEE ROAD BUSINESS PARK) FILE#'S DRP 04-03 & PM 04-02.</u> The applicant requests approval of the following entitlements: a Design Review Permit to allow construction of four (4) light industrial buildings totaling 37,640 square feet with associated improvements; and a Tentative Map to subdivide 3.74 acre parcel into sixteen (16) industrial condominium units within the four buildings, on the one common site to be owned by the owner's association. Project Applicant/Owner: Headwaters Development Company, LLC, Doug N. Pope. (Bruggeman)
- D. CONDITIONAL USE PERMIT 1315 DAISY CT DIANE STEELE SALON FILE #CUP 05-02. The applicant requests approval of a Conditional Use Permit (CUP) to operate a hair studio and have customer contact at the residence. The CUP will limit the hours of operation and restrict the studio's operations to a single person. Project Applicant / Owner: Diane Steele. (Bruggeman)

V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

A. RIVERMARK (Richardson)

VI. OLD BUSINESS

MAJOR PROJECT PERMIT (STAGES 1 AND 2), TENTATIVE SUBDIVISION MAP SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AND TREE PERMIT - 10001 DIAMOND CREEK BLVD. (NRSP PARCEL EV-1 - ESKATON VILLAGE) - FILE# MPP 04-03, MPP 04-04, SUBD 04-21, SPA 04-06, DAA 05-03, & TP 04-47. The applicant requests approval of the following entitlements: Stage 1 and 2 approval of a Major Project Permit to allow construction of a 222,275 square foot integrated senior care project consisting of independent living (60 units), skilled nursing, memory care, conference center, and fitness center facilities. The project will also include up to 300 single-family residential units, and 26 rental cottages; Tentative Subdivision Map to subdivide the 52-acre property into 300 residential parcels and nine other parcels for private roadways, common areas, the main lodge, etc; Specific Plan Amendment to allow single family residential as a permitted use on the property and to allocate 23 additional dwelling units to the property: Development Agreement Amendment to modify the Eskaton Village Development Agreement to increase the number of permitted dwelling units by 23 and to outline park fee shortfall and future public transit reimbursement obligations; Tree Permit to remove up to four native oak trees (and one additional dead native oak) and encroach into the protected zone radius of several others. Project Applicant: James Taylor, Lakemont Communities. Owner: Todd Murch, Eskaton Properties, Inc. (Isom) (THIS ITEM WAS CONTINUED FROM THE MEETING OF 04/28/2005.)

VII. NEW BUSINESS

- A. DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, AND CONDITIONAL USE PERMIT 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) FILE# DRP 03-49, SUBD 03-10, & CUP 03-07. The applicant requests approval of a Design Review Permit to allow construction of 26 attached live/work units with associated landscaping, lighting, and parking. A Tentative Subdivision Map is also requested to merge and re-subdivide a 0.48-acre and 0.16-acre parcel (totaling 0.64 acres) into 26 residential lots. As part of the Tentative Map (merger/re-subdivision) approval, the applicant is requesting that a 150-foot segment of Placer Street between Main Street and the alley be abandoned and incorporated into the project site. Lastly, a Conditional Use Permit is requested to allow residential units on the first and third floors (dwelling units are principally permitted on the second floor in the Historic District zone). Project Applicant: Shepard Johnson, Shepard Johnson Properties, LLC. Owner: Washington Lofts, LLC. (Isom)
- B. GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP & TREE PERMIT 1412 WEST COLONIAL PARKWAY WEST COLONIAL ESTATES FILEs# GPA 05-04, RZ 03-10, SUBD 03-13, & TP 03-67. The applicant requests approval of the following entitlements: A General Plan Amendment to change the land use of the property from Low Density Residential and Low Density Residential/Floodplain to Low Density Residential, Open Space/Parks & Recreation/Floodplain and Open Space; a Rezone to change the zoning of the property from Single Family Residential/Floodway to Single Family Residential and Open Space; a Tentative Subdivision Map to merge and re-subdivide the property into 17 residential lots and two open space parcels; and a Tree Permit to remove 11 native oak trees and encroach into the protected zone of several others. Project Applicant: Dick Morton, Morton & Pitalo. Owner: City of Roseville. (Hartman)
- C. GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT, AND TENTATIVE PARCEL MAP 405 VERNON STREET CIVIC PLAZA PROJECT AND CITY PARKING STRUCTURE FILEs# GPA 04-02, RZ 04-02, DRP 04-28, & PM 04-09. The applicant requests approval of the following entitlements: a General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Neighborhood Commercial to Central Business District; a Rezone to change the zoning of a portion of the property from Planned Development Residential/Commercial Mixed Use to Central Business District; a Design Review Permit to construct a four story office/retail building totaling 57,350 square feet and a public parking structure with a total of 550 parking spaces; and, a Tentative Parcel Map to merge and re-subdivide eight parcels into four parcels. Project Applicant: Tom Lumbrazo. Owner: City of Roseville. (Hartman)

D. TENTATIVE SUBDIVISION MAP, TREE PERMIT, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, & ADMINISTRATIVE PERMIT – 1850 BLUE OAKS BL. – WRSP FIDDYMENT RANCH VILLAGE F-17 – FILE#S: SUBD 04-23, TP 04-50 & DRRS 04-01 & AP 04-84. The applicant requests approval of plans to develop West Roseville Specific Plan Fiddyment Ranch Village F-17 with 131 medium density residential units. Project entitlements include: an; a Tentative Subdivision Map to divide the 17.3 acre parcel into 131 residential lots; a Tree Permit to remove 24 native oak trees on Parcel F-17 and 9 trees for construction of the off-site sewer main; a Design Review Permit for Residential Subdivision to establish design standards for the project; and an Administrative Permit to transfer four WRSP residential units from Village F-17 to Village F-16. Project Applicant: Tim Denham, Wood Rodgers. Property Owner: Signature Properties. (Lindbeck)

VIII. REPORTS/COMMISSION/STAFF

IX. 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 <u>Planning Department 72 hours</u> 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.