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AGENDA
PLANNING COMMISSION MEETING
MAY 11, 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 Huisiking

STAFF:

Paul Richardson, Planning Director
Chris Burrows, Senior Planner
Eileen Bruggeman, Project Planner
Steve Lindbeck, Project Planner
Wayne Wiley, Assistant Planner
Tricia Stewart, 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 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 APRIL 27, 2006.

B. SPECIFIC PLAN AMENDMENT - 3500 BASELINE ROAD – NRSP PARCEL WW-51 DETENTION BASIN – FILE #2006PL-043; PROJECT #SPA-000015. The applicant requests approval of a Specific Plan Amendment to change the description of improvements to Parcel WW-51 from an informal recreation area and dog park, to an area that will remain primarily a detention basin with walking paths around the perimeter of the site, with posts and cable at the back of walkways and landscaping along Baseline Road. Project Applicant/Owner: City of Roseville, Parks & Recreation Department. (Bruggeman)

C. TREE PERMIT – 5251 FIDDYMENT RD & 1950 BLUE OAKS BL – WRSP FIDDYMENT RANCH F-22 & F-31 – FILE #2006PL-044; PROJECT #TP-000067. The applicant requests approval of a Tree Permit to remove four native oak trees and encroach into the protected zone of another three native oak trees, related to construction of off-site utilities infrastructure for residential Village F-17. Project Applicant: Brian Stevenson, Signature Properties. Property Owner: West Roseville Development Co., Inc. (Lindbeck)

V. NEW BUSINESS

A. ADMINISTRATIVE PERMIT - 6401 STANFORD RANCH ROAD – NEXTEL CELLULAR TOWER AND SHELTER – FILE #2005PL-097; PROJECT #AP-000108. The applicant requests approval of an Administrative Permit to locate a cellular facility at 6401 Stanford Ranch Road. The applicant proposes to locate a 49-foot monopole with light standard in the parking lot and to construct an 8.5-foot tall, 540 square foot equipment shelter. Project Applicant: Kortick & Associates, Brad Kortick. Property Owner: Adventure Christian Church, Dennis Nichols. (Stewart)

- B. **ADMINISTRATIVE PERMIT – 6 SOMER RIDGE DRIVE – INFILL AREA – FILE #2005PL-112; PROJECT #AP-000080.** The applicant requests approval of an Administrative Permit to allow a reduced setback for an accessory structure (Patio cover). The request is to allow a 1-foot 6-inch side yard setback and a 1-foot rear yard setback for a 12-foot tall patio cover, where a 5-foot side and rear setback is required. Project Applicant/Owner: Ron Eddlemon. (Wiley)
- C. **ADMINISTRATIVE PERMIT – 1490 EUREKA ROAD – NERSP PARCEL 13 EUREKA RIDGE PLAZA PARKING REDUCTION – FILE #2006PL-038; PROJECT # AP-000104.** The applicant requests approval of an Administrative Permit to authorize a reduction in the number of parking stalls required at an existing commercial center. The Applicant proposes a mix of tenant types that would require 252 parking stalls, but only 218 parking stalls are provided on the property. Project Applicant/Owner: Abe Alizadeh, Kobra Properties. (Lindbeck)
- D. **TENTATIVE SUBDIVISION MAP – 4800 FIDDYMENT ROAD – WRSP FIDDYMENT RANCH VIALLGE F-14 – FILE #2005PL-064; PROJECT #SUB-000020.** The applicant requests approval of a Tentative Subdivision Map to divide the 101-acre WRSP Fiddymment Ranch Parcel F-14 into 422 residential lots in four phases. Project Applicant: Tim Denham, Wood Rodgers, Inc., Property Owner: Roseville Fiddymment Land Venture. (Lindbeck)

VI. REPORTS/COMMISSION/STAFF

A. BIKEWAY MASTER PLAN UPDATE

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.