

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

AGENDA
PLANNING COMMISSION MEETING
SEPTEMBER 14, 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, Planning Director
Chris Burrows, Senior Planner
Eileen Bruggeman, Project Planner
Steve Lindbeck, Project Planner
Tricia Stewart, Associate Planner
Chris Dougherty, Assistant Planner
Ron Miller, Assistant Planer
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 AUGUST 24, 2006

B. TENTATIVE PARCEL MAP – 1098 MELODY LANE – MELODY HILLS OFFICE PARK – FILE #2006PL-105; PROJECT# SUB-000060. The applicant requests approval of a Tentative Parcel Map for an office park to subdivide a single parcel into five (5) parcels. Project Applicant: Surveyors Group, Inc. Owner: Owens Mortgage Investment. (Dougherty)

V. NEW BUSINESS

A. REZONE, DESIGN REVIEW PERMIT, & ADMINISTRATIVE PERMIT – 930 OAK RIDGE DR. - ALTA MANOR SENIOR CARE FACILITY - FILE# 2005PL-100; PROJECT# RZ-000032; DRP-000071; AP-000129. The applicant requests Approval of a Rezone to change the zoning of a portion of the property from Floodway to Planned Development 19 (Nursing Home). The proposed Rezone will align the Floodway zone boundary with the FEMA-designated Floodway boundary. A Design Review Permit is also requested to allow the construction of an assisted living senior care facility including four duplexes, an assisted living building and a memory care building totaling 47,976 square feet, along with associated parking, landscaping, and lighting. Lastly, an Administrative Permit is requested to allow a parking reduction of five (5) spaces. Project Applicant: Robert Lindley, YHLA Architects. Owner: Daniel Fong. (Stewart)

B. TREE PERMIT FOR MINERS RAVINE OFF-CHANNEL DETENTION BASIN FACILITY – 7500 SIERRA COLLEGE BL. – STONERIDGE SPECIFIC PLAN, PARCEL 60 – File# 2006PL-095; Project# TP-000081. The applicant requests approval of a Tree Permit to remove approximately twelve (12) native oak trees in association with installation of flood control improvements and a creek restoration project. Project Applicant/Property Owner: Placer County Flood Control & Water Conservation District, E. Brian Keating. (Bruggeman)

- C. **DESIGN REVIEW PERMIT– 3990 FOOTHILLS BOULEVARD – ELK HILLS PLAZA BLDG. 3, PARCEL 4 – FILE #DRP 04-61.** The applicant requests approval of a Design Review Permit to allow construction of a 4,150 square foot retail building on a 2.87-acre parcel located within the existing Elk Hills Plaza Shopping Center. Project Applicant: A.R. Associates, Jack Remington. Owner: Placer Valley Inc., Jerry Staveris. (Bruggeman)
THIS ITEM IS CONTINUED TO THE MEETING OF SEPTEMBER 28, 2006.
- D. **TREE PERMIT – 5201 FIDDYMENT ROAD – WRSP PARCEL F-83 – FILE #2006PL-149; PROJECT #TP-000079.** The applicant requests approval of a Tree Permit to remove fourteen native oak trees and encroach into the Protected Zone Radius of an additional nine native oak trees for the construction of a sewer trunk under Pleasant Grove Creek, associated with the infrastructure plan of the West Roseville Specific Plan. Another four native oak trees are indicated as conditional removals to be assessed by the arborist in the event that site excavation is more extensive than anticipated. Project Applicant: Steve Hicks, Signature Properties. Property Owner: Signature Properties. (Lindbeck)
- E. **CONDITIONAL USE PERMIT – 2150 BLUE OAKS BOULEVARD – WRSP PARCEL F-30, SIGNATURE CELL TOWER AND EQUIPMENT SHELTER – FILE# 2006PL-054; PROJECT #CUP-000024.** The applicant requests approval of a Conditional Use Permit to construct a 107-foot tall monopole (pine) with antenna panels for four cellular carriers and install a 10-foot high, 230 square foot cellular equipment shelter and multiple equipment cabinets. The applicant also requests approval to construct a 10-foot high, 3,784 square foot enclosure to house the cellular equipment shelters. Project Applicant: SureWest Wireless, Larry Houghtby. Property Owner: Signature Properties, Dmitry Semenov. (Miller)

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.