

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 8, 2007 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Robert Dugan, Chair Rex Clark, Vice-Chair Donald Brewer Sam Cannon Gordon Hinkle Kim Hoskinson Audrey Huisking

STAFF:

Paul Richardson, Planning Director Chris Burrows, Senior Planner Eileen Bruggeman, Project Planner Tricia Stewart, Associate 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 <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 JANUARY 25, 2007

V. NEW BUSINESS

- A. DESIGN REVIEW PERMIT MODIFICATION & TENTATIVE PARCEL MAP 10551 FAIRWAY DRIVE HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCELS 42A & B (ROSEVILLE CROSSING SHOPPING CENTER) FILE #2006PL-209; PROJECT #S DRP-000157 & SUB-000085. The applicant requests approval of a Design Review Permit Modification to permit construction of five (5) commercial retail buildings totaling 37,600 square feet, and two (2) four-story hotels totaling 242 square feet, in place of the previously approved seven (7) commercial retail buildings totaling 127,190 square feet. Floor area of the Roseville Crossing Shopping Center would increase by a total of 42,210 square feet; and a Tentative Parcel Map to subdivide Phase 2 of the Roseville Crossing Shopping Center into seven (7) parcels, one for each building. Project Applicant: RMB Architects, Mark Marvelli. Project Owner: Sywest Development, Robert Atkinson. (Bruggeman)
- B. DESIGN REVIEW PERMIT AND TENTATIVE SUBDIVISION MAP 8250 INDUSTRIAL AVENUE COASTAL/KMS COMMERCIAL CENTER FILE#2006PL-051 (DRP-000110 & SUB-000052). The applicant requests approval of a Design Review Permit for the construction of nine (9) light industrial buildings totaling 160,200 square feet and thirteen (13) office buildings totaling 72,900 square feet with associated parking, lighting, and landscaping; and a Tentative Subdivision Map to subdivide two (2) parcels (27 acres and 11 acres) into twenty-three (23) parcels ranging in size from 0.46 acres to 15.19 acres. Project Applicant: Borges Architectural Group, Adam Lehner. Property Owner: Coastal Partners, Brett Baumgarten. (Stewart)

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.