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AGENDA
PLANNING COMMISSION SPECIAL MEETING

APRIL 7, 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
Kathy Pease, Environmental Analyst
Mike 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 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 MARCH 10, 2005 (CONTINUED FROM THE MEETING OF 3/24/05)

B. MINUTES OF MARCH 24, 2005

C. TREE PERMIT – 1756 PARK OAK DR. – SRSP PARCEL 33, WHISPERING CANYON LOT 92 – FILE#S: TP 05-01. The applicant requests approval of a Tree Permit to remove two additional native oak trees (six were previously approved, for a total of eight) and to encroach into the protected zone radius of another seven native oaks for the construction of a single family home. Lot 92 was previously approved for the removal of nine native oaks as part of the Whispering Canyon Master Tree Permit. Project Applicant/Owner: Albert Thomas, Blue Summits LLC. (Lindbeck)

V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

A. BLUEPRINT IMPLEMENTATION STRATEGY PRESENTATION
(Pease)

VI. OLD BUSINESS

A. GENERAL PLAN AMENDMENT, REZONE, FLOOD ENCROACHMENT PERMIT, DESIGN REVIEW PERMIT MODIFICATION, VOLUNTARY MERGER, & TREE PERMIT – 650 DOUGLAS BOULEVARD – ROSEVILLE CHAMBER OF COMMERCE – FILE #'S GPA 04-04, RZ 04-06, FEP 04-03, DRPMOD 04-57, VM 04-03, & TP 04-44. The applicant requests approval of a General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Floodplain and Open Space/Floodplain to Community Commercial/Floodplain; a Rezone to change the zoning of a portion of the property from Single Family Residential and Single Family Residential/Floodway to Business Professional and Business Professional/Floodway; a Flood Encroachment Permit to allow encroachment

of the building expansion within the 100 year floodplain; a Design Review Permit Modification to allow for the construction of a 3,079 square foot addition to the existing building and to add 12 new parking spaces; a Voluntary Merger to merge the three (3) existing parcels into one parcel; and, a Tree Permit to remove up to two (2) native oak trees and encroach into the protected zone of six (6) others. Project Applicant: William Sandusky, Williams + Paddon. Property Owner: Wendy Gerig, Roseville Chamber of Commerce. (Hartman)

THIS ITEM WAS CONTINUED FROM THE MEETING OF MARCH 24, 2005.

- B. ADMINISTRATIVE PERMIT – 1470, 1480, 1490 EUREKA RD. – NERSP PARCEL 13, EUREKA RIDGE PLAZA PARKING REDUCTION – FILE# AP 04-71.** The applicant requests approval of an Administrative Permit for a reduction in the required parking for the Eureka Ridge Plaza shopping center. Project Applicant/ Owner: Kobra Properties, Abe Alizadeh. (Lindbeck)

THIS ITEM WAS CONTINUED FROM THE MEETING OF MARCH 24, 2005.

VII. NEW BUSINESS

- A. MAJOR PROJECT PERMIT MODIFICATION AND ADMINISTRATIVE TREE PERMIT – 10000 DIAMOND CREEK PLACE – NRSP PARCELS DC-30, 31, & 33 (DIAMOND CREEK COMMERCIAL) - FILE# MPPMOD 01-01B & ATP 05-02.** The applicant requests approval to modify the approved site development plan for the Diamond Creek Commercial Center. The proposed modifications would eliminate three office buildings totaling 52,027 square feet, which would be replaced by a 42,700 square foot health club, including an outdoor pool. An Administrative Tree Permit is also requested to encroach into the protected zone radius of two native oak trees. Project Applicant: Jack Remington, A.R. Associates. Owner: Stephen Des Jardins, Diamond Creek Partners, Ltd. (Isom)

VIII. REPORTS/COMMISSION/STAFF

- A. OFF-STREET PARKING REQUIREMENTS**
(Burrows)

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 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.