

PLANNING & REDEVELOPMENT

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

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AGENDA PLANNING COMMISSION MEETING NOVEMBER 9, 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 Gina La Torra, Associate Planner Wayne Wiley, 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 <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 OCTOBER 26, 2006.
- B. TENTATIVE SUBDIVISION MAP –1151 GALLERIA BOULEVARD NCRSP PARCEL 35 GALLERIA MALL FILE#2006PL-113 (SUB-000062). The applicant requests approval of a Tentative Subdivision Map for the Galleria at Roseville to merge nine (9) existing parcels totaling 52.9 acres and re-subdividing the property into nine (9) new parcels. The newly arranged parcels will facilitate the future expansion of the mall. As part of the Tentative Map, multiple private and public utility easements will be abandoned and dedicated. Project Applicant/Owner: Robert Nielsen, Omni-Means / Roseville Shoppingtown, LLC. (Lindbeck)
- C. DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION 3251 MARKET STREET WRSP WESTPARK VILLAGES W-10 & W-11 FILE #2006PL-165 (DRP-000142). The applicant requests approval of a Design Review Permit for a Residential Subdivision to establish a development standard for Westpark Villages W-10 and W-11 to allow 40 percent lot coverage for one-and-one-half story house plans. Project Applicant: Pat Hanafee, Centex Homes. Property Owner: Centex Homes. (Lindbeck)

V. NEW BUSINESS

- GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, MAJOR PROJECT PERMIT MODIFICATION, DEVELOPMENT AGREEMENT AMENDMENT, PARCEL MAP AND TENTATIVE SUBDIVISION MAP -10000 DIAMOND CREEK BOULEVARD - NRSP PARCELS DC-30, -31 AND -33 - DIAMOND CREEK REZONE -FILE#2005PL-161 (GPA-000021, SPA-000014, RZ-000026, MPP-000004, DAA-000023, SUB-000077 and SUB-000050). The applicant requests the following entitlements: a General Plan Amendment to change a portion of the project site (Parcel DC-31) from Community Commercial (CC) uses, to a mix of residential and commercial uses; a Specific Plan Amendment to change the North Roseville Specific Plan to amend Parcel DC-31 from Community Commercial (CC) to Medium and High Density Residential designations; a Rezone to change Parcel DC-31 from Community Commercial to Small Lot Residential with Design Standards (RS/DS), Commercial Mixed Use/Special Area (CMU/SA), and Attached Housing (R3); a Major Project Permit Modification to reflect the above land use changes to Parcel DC-31, to increase the amount of Community Commercial development in Parcels DC-30 and DC-33 from the currently approved 97.673 square feet to 124.188 square feet. and approval of a revised off-street parking requirement for Parcels DC-31 and DC-33; a Development Agreement Amendment to modify the North Roseville Specific Plan Development Agreement to reflect the changes to the specific plan and identify both the obligations of the land owner and the City; a Large Lot Tentative Parcel Map to subdivide Parcel DC-31 (approximately 19.1 acres) into 4 large lots; and a Tentative Subdivision Map to create the residential parcels and single-family lots. Project Applicant: A.R. Associates, Jack Remington. Owner: Diamond Creek Partners, Ltd., Stephen Des Jardins. (Bruggeman)
- B. DESIGN REVIEW PERMIT, TENTATIVE PARCEL MAP, AND TENTATIVE SUBDIVISION MAP –4251 BOB DOYLE DRIVE WRSP WESTPARK VILLAGE 26 FILE#2006PL-035. The applicant requests approval of a Design Review Permit for 165 condominium units, a Tentative Parcel Map subdividing a 10-acre site into two parcels, and a Tentative Subdivision Map (Condominium Map) allowing 165 condominium units within 26 buildings. Project Applicant/Owner: Jennifer Skillings, PL Roseville, LLC. / Mark Kaushagen, PL Roseville LLC. (Stewart)
- C. TREE PERMIT VIOLATION –1965 PARK OAK DRIVE SRSP PARCEL 33, WHISPERING CANYON LOT 51 FILE PL-001580 (ORIGINAL FILE #TP 03-06). Planning Staff is requesting Planning Commissions' review and enforcement of violations of the conditions of approval for the previously approved Master Tree Permit for Whispering Canyon, Lot 51.Project Applicant/Owner: Lance & Seleste Buriani. (La Torra)
- DESIGN REVIEW PERMIT AND TENTATIVE SUBDIVISION MAP 1801 PFE ROAD MARCH INDUSTRIAL PARK FILE # 2006 PL-076 (PROJECT #'s DRP-000121 & SUB-000058 & TP-000085). The applicant requests approval of a Design Review Permit to allow construction of Phase 1 of the March Road Industrial Park; a Tentative Subdivision Map Modification to subdivide 22.75 acres into 16 parcels; and a Tree Permit to allow the removal of a native oak tree and to discuss the unauthorized removal of an additional native oak tree. Project Applicant: Lane Borges, Borges Architectural Group, Inc. Project Owner: Charles Smyth, PFE- March Industrial Partners. (Wiley)

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.
 - 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.