



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

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# AGENDA PLANNING COMMISSION MEETING DECEMBER 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 Mike Isom, Senior Planner Eileen Bruggeman, Project Planner Tricia Stewart, Associate Planner Wayne Wiley, Assistant Planner Chris Kraft, Engineering Manager 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. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT & DESIGN REVIEW PERMIT – 700 VALLEJO AVENUE – NWRSP PARCEL 81 SIERRA RIDGE APARTMENTS – FILE# 2006PL-178 (PROJECT# GPA-000028, SPA-000020 & DRP-000148). The applicant requests approval of a General Plan Amendment and Specific Plan Amendment to change the unit allocation of NWRSP Parcel 81 from 134 units to 136 units; and a Design Review Permit Modification to convert an existing storage area into two apartments and construct a 320 square foot storage shed onsite. Project Applicant/ Owner: Wesley Herman, Pacific Capital Management. (Wiley)

#### V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

- A. RESOLUTION FOR COMMISSIONER GRAHAM ALLEN
- **B.** HOUSING TASK FORCE MEMBER APPOINTMENT. The Planning Commission is requested to appoint a member to the Housing Task Force. (Shonkwiler)

#### VI. NEW BUSINESS

A. CONDITIONAL USE PERMIT – 503 GIUSEPPE CT, UNIT 8 – ST. VINCENT DE PAUL FOOD DISTRIBUTION CENTER – FILE# 2006PL-163 (CUP-000032). The applicant requests approval of a Conditional Use Permit to allow a food distribution facility ("food locker") to operate Tuesday through Saturday from 9 a.m. to 11:15 a.m. The proposed food distribution activities will be in addition to permitted administrative operations that are currently provided on-site. Project Applicant: Don Fraser Property Owner: Ed Benoit. (Stewart)

- B. 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 and associated site improvement on a 2.87-acre site located within the existing Elk Hills Plaza Shopping Center. Project Applicant: A.R. Associates, Jack Remington. Owner: Placer Valley Inc., Jerry Staveris. (Bruggeman)
- C. GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, & TENTATIVE SUBDIVISION MAP - 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) -- FILE#S GPA 05-02, RZ 05-02, DAA 05-04, DRP 05-19, and PM 05-03. The applicant requests approval of: A General Plan Amendment to change the land use of 5.3 acres of the 10 acre property from Business Professional to Community Commercial: a Rezone to change the zoning of 5.3 acres of the 10 acre property from Business Professional to Community Commercial / Special Area; a Development Agreement Amendment to modify the Longmeadow Development Agreement to reflect the change in land use and zoning and to outline other development obligations; a Design Review Permit to allow construction of 13 retail, office, and medical office buildings totaling 94,837 s.f., including a drive thru restaurant, gas station, associated parking, lighting, and landscaping; and a Tentative Subdivision Map to subdivide the 10-acre parcel into 12 lots. Project Applicant: Jerry Aplass, Burrell Consulting Group, Inc. Owner: Abe Alizadeh, Kobra Properties. (Isom)

## REPORTS/COMMISSION/STAFF

#### Α. **ELECTION OF PLANNING COMMISSION VICE-CHAIR**

### VIII. ADJOURNMENT

The applicant or applicant's representative must be present at the hearing. Notes: (1)

- Complete Agenda packets are available for review at the main library or in the Planning Department.
- (2) 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.
- All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning (6) 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. (7)
- The Commission Chair may establish time limits for testimony. (8)

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.