



PLANNING & REDEVELOPMENT

311 Vernon Street
Roseville, CA 95678
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AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
APRIL 26, 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
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 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 APRIL 12, 2007

B. CONDITIONAL USE PERMIT – 1431 ROCKY RIDGE DRIVE – NERSP PARCEL 4B, T-MOBILE CELL TOWER – FILE# 2007PL-019 (CUP-000041). The applicant requests approval of a Conditional Use Permit to increase the height of an existing 96-foot tall PG&E transmission tower to 108 feet, and to locate a cellular equipment cabinet within the footprint of the existing tower. Project Applicant: John Yu, T-Mobile. Property Owner: John L. Sullivan, Sullivan Auto Group. (Wiley)

V. OLD BUSINESS

DESIGN REVIEW PERMIT MODIFICATION, LOT LINE ADJUSTMENT AND ADMINISTRATIVE PERMIT – 8250 SIERRA COLLEGE BOULEVARD (DOUGLAS RIDGE MODIFICATION) FILE# 2005PL-127 (DRP-000080, LLA-000039 & AP-000162). The applicant requests approval of a Design Review Permit Modification (DRPMOD) to allow the construction of two (2) four-story office buildings, where five (5) one- to two-story flex-office buildings were previously approved (one two-story building has since been constructed). The previously approved flex-office center was a total of 121,100 square feet. The proposed office complex (inclusive of the existing two-story office building) will be a total of 180,202 square feet, resulting in a net increase of 59,102 square feet; a Lot Line Adjustment to modify four (4) parcel boundaries to correspond to the revised building locations; and an Administrative Permit to authorize a parking reduction based on net leased office space. Project Applicant: Borges Architectural Group, Inc., Adam Lehner. Property Owner: Tanner Industries, John Tanner. (Bruggeman) **THIS ITEM WAS CONTINUED FROM THE MEETING OF APRIL 12, 2007.**

VI. REPORTS/COMMISSION/STAFF

A. APPOINTMENT OF A PLANNING COMMISSIONER TO THE COMMUNITY DESIGN VISIONING COMMITTEE (CDVC)

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.