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AGENDA
PLANNING COMMISSION MEETING
AUGUST 22, 2013

7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS

Gordon Hinkle, Chair
David Larson, Vice-Chair
Krista Bernasconi
Julie Hirota
Bruce Houdesheldt
Charles Krafka
Joseph McCaslin

STAFF

Kevin Payne, Development Services Director
Chris Burrows, Planning Manager
Gina McColl, Associate Planner
Ron Miller, Associate Planner
Tricia Stewart, Associate Planner
Wayne Wiley, Associate Planner
Chris Kraft, Engineering Manager
Bob Schmitt, Assistant 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 AUGUST 8, 2013.

V. NEW BUSINESS

A. CONDITIONAL USE PERMIT – 238 VERNON STREET – DTSP DT-6 SAMMY’S ROCKIN’ ISLAND BAR & GRILL CUP - FILE# 2013PL-045; PROJECT # CUP-000088. The applicant requests approval of a Conditional Use Permit to allow live music and dancing (Nightclub) within the existing restaurant Sammy’s Rockin’ Island Bar & Grill. Applicant: Innova Vernon LP, Jon Yip. Owner: KMS Vernon Street LP, Stephen Pease. (McColl)

B. REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, TREE PERMIT & TENTATIVE SUBDIVISION MAPS - NERSP PCL 15 LOTS 10-14 TAYLOR MORRISON HOMES – 591 N. SUNRISE AV - FILE# 2012PL-085 (RZ-000062, GPA-000065, SPA-000047, DRP-0000461, TP-000135, SUB-000164 & SUB-000165).

The applicant requests approval of entitlements that would allow the development of a gated single family community on Lots 10-14 within the Stone Point Master Plan area to include 186 single family homes and a 2 acre public park with associated site and landscaping improvements. The requested project entitlements include: A Rezone (RZ), General Plan Amendment (GPA) and Specific Plan Amendment (SPA) to allow for adjustments to the park’s boundaries to allow for more frontage along

Stone Point Drive. In order to do this, portions of the property will change from Attached Housing (R3) and Medium Density Residential (MDR) to Park and Recreation (PR) and from PR to R3 and MDR. Additionally, approximately six acres of land designated as R3/MDR that is adjacent to the existing open space corridor will be changed to Open Space (OS). The SPA will also address changes to the Stone Point Master Plan to reflect the proposed project. Other requested entitlements include: A Design Review Permit for Residential Subdivision (DRRS) for site design, development standards, architecture, and landscaping; A Tree Permit (TP) to modify the existing Tree Permit which results in fewer impacts to trees; and two Tentative Subdivision Maps for a large lot map to create 10 large lot parcels and a small lot map to create 186 residential lots and 25 additional lots (i.e. HOA, private street, landscape corridor and open space lots). Project Applicant/Property Owner: Jay Pawlek, Taylor Morrison. (Stewart)

- C. **DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, SPECIFIC PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT – LIFETIME FITNESS – 1435 EAST ROSEVILLE PARKWAY – FILE #2012PL-103 (DRP-000470, CUP-000080, SPA-000048 & OA-000028).** The applicant requests approval of a Design Review Permit (DRP) to allow the construction of a 120,000 square foot fitness center, outdoor pool, and 14 tennis courts with related site improvements including parking, site/building lighting, and landscaping; an Ordinance Amendment (OA) to add outdoor recreation as a conditionally permitted use in the Community Commercial (CC) zone; a Conditional Use Permit (CUP) to allow for outdoor recreation in the CC zone; and a Specific Plan Amendment (SPA) to eliminate two parcel specific condition. A Draft Environmental Impact Report (DEIR) has been prepared to address project related impacts. Owner: Angelo G. Tsakopoulos, Tsakopoulos Investments, LLC. Applicant: Parham Javaheri, LTF Real Estate Company, Inc. (Wiley)

VI. **OLD BUSINESS**

- A. **APPEAL OF THE PLANNING DIRECTOR'S DECISION – McRAE OPERA HOUSE WALL – 411 LINCOLN ST - FILE # 2012PL-067 (APP-000003).** The Planning Director has made a determination that occupancy of the proposed fence enclosure by patrons of the McCrae Opera House is not permitted without approval of a Conditional Use Permit, per the City's Downtown Code Chapters 2.3.2 and 7.4B.1. This determination has been appealed and will be the subject of the public hearing. Appellant: Richard Ryan. (Miller) **THIS ITEM WAS CONTINUED FROM THE MEETING OF JULY 25, 2013.**

VII. **REPORTS/COMMISSION/STAFF**

- A. **ELECTION OF CHAIR AND VICE-CHAIR**
- B. **ELECTION OF DESIGN COMMITTEE REPRESENTATIVE & ALTERNATE**

VIII. **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 pm.
 - (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 am. 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 material 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 material 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.