

### **PLANNING & REDEVELOPMENT**

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

## AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

# AGENDA PLANNING COMMISSION MEETING DECEMBER 13, 2007 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

### **PLANNING COMMISSIONERS:**

Rex Clark, Chair Donald Brewer, Vice-Chair Sam Cannon Robert Dugan Gordon Hinkle Kim Hoskinson Audrey Huisking

#### STAFF:

Paul Richardson, Director, Planning & Redevelopment Chris Burrows, Senior Planner Steve Lindbeck, Project Planner Joanna Cucchi, Associate Planner Wayne Wiley, Assistant 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 <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 NOVEMBER 8, 2007.

## V. NEW BUSINESS

- A. DESIGN REVIEW PERMIT & TENTATIVE PARCEL MAP 1721 PLEASANT GROVE BOULEVARD NRSP PARCEL WW-17 ESKATON-ROSEVILLE MANOR FILE # 2007PL-131; PROJECT #'s DRP-000213 & SUB-000106. The applicant requests approval of a Design Review Permit to construct a 49-unit affordable senior housing complex with associated site improvements including parking, lighting, and landscaping. The proposal also includes a Tentative Parcel Map to subdivide a 7.9-acre parcel into two lots. Applicant: Peter Givas, Peter Givas Architect, Inc. Owner: Trevor Hammond, Eskaton. (Wiley)
- B. CONDITIONAL USE PERMIT AND ADMINISTRATIVE PERMIT 7311 GALILEE RD. –
  BAYSIDE CHURCH YOUTH CENTER FILE# 2007PL-174; PROJECT #'s CUP-000050 &
  AP-000207. The applicant requests approval of a Conditional Use Permit to allow a community assembly use (church youth center) in a Light Industrial Zone; and an Administrative Permit for a reduction in required parking. Applicant: The Business Center, Ryan Smith. (Cucchi)
- C. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT AND ADMINISTRATIVE PERMIT 2501 HAYDEN PW WRSP PCL F-20, SIENA APARTMENTS FILE #2007PL-138; PROJECT #DRP-000218; CUP-000049 & AP-000193. The applicant requests approval of a Design Review Permit to construct a 156 unit apartment complex on a 6.9 acre High Density Residential parcel; a Conditional Use Permit to authorize a Density Bonus for the affordable housing project; and an Administrative Permit to revise the WRSP Phasing Plan to include Parcel F-20 in Phase 1. Applicant: Rachel Green, St. Anton Partners. (Lindbeck)

#### VI. REPORTS/COMMISSION/STAFF

#### VII. **ADJOURNMENT**

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

(2) (3) Complete Agenda packets are available for review at the main library or in the Planning Department.

All items acted on by the Planning Commission may be appealed to the City Council.

No new items will be heard after 10:00 p.m. (4)

(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.