

PLANNING & REDEVELOPMENT

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

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AGENDA PLANNING COMMISSION MEETING DECEMBER 7, 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 Steve Lindbeck, Project 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. MINUTES OF NOVEMBER 9, 2006.

V. <u>NEW BUSINESS</u>

GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, DESIGN Α. REVIEW PERMIT, DEVELOPMENT AGREEMENT, & AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT - AND DRAFT ENVIRONMENTAL IMPACT REPORT - DIAMOND PLAZA CONDOMINIUMS - FILE# 2005PL-082; PROJECT #'S GPA 05-03, RZ 05-03, SUBD 05-08, DRP 05-20, DA-000017 & DA-000018. The applicant proposes to rezone a vacant 13.4 acre parcel in the North Industrial Planning Area and develop 202 residential condominium units. Requested project entitlements include: a General Plan Amendment to change the parcel from Community Commercial to High Density Residential land use; a Rezone of the parcel from General Commercial District to Attached Housing District (R-3); a Tentative Subdivision Map to divide the property into 202 condominium units and a common parcel; a Design Review Permit for the site plan and building elevations; a Development Agreement; and an Affordable Purchase Housing Development Agreement. The Planning Commission will also be taking comments on the Draft EIR prepared for the project. Project Applicant/Owner: Stephen Pease, KMS Communities. (Lindbeck)

VI. REPORTS/COMMISSION/STAFF

VII. ADJOURNMENT

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

- 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.
- (3) (4) (5) No new items will be heard after 10:00 p.m.
- 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.