



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

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# AGENDA PLANNING COMMISSION MEETING MARCH 9, 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 Derek Ogden, Associate Planner Tricia Stewart, Assistant Planner 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 FEBRUARY 23, 2006.

### V. NEW BUSINESS

- A. DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, AND TREE PERMIT 1995 ROCKY RIDGE DRIVE HIDDEN CREEK RESIDENTIAL HOMES FILE#'S DRP-000051, SUB-000022, & TP-000063. The applicant requests approval of a Design Review Permit to allow the construction of a 9-unit single family home development; a Tentative Subdivision Map to subdivide the parcel into 9 single-family residential lots and one common area parcel; and a Tree Permit to remove 8 native oak trees. Project Applicant/Owner: Steve Lebastchi, D & S Development Inc. (Ogden)
- B. GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT 400 SUNRISE AV 400 SUNRISE OFFICE BUILDING FILE # GPA-000019, RZ-000024, DRP-000056 & LLA-000025. The applicant requests approval of a General Plan Amendment to change the land use designation from Business Professional to Community Commercial; a Rezone to change the zoning from Neighborhood Commercial to Community Commercial with a Special Area Overlay; a Design Review Permit to allow the construction of a three story, 53,660 square foot office building with associated parking, landscaping, and lighting; and a Lot Line Adjustment to merge multiple parcels into one. Project Applicant/Owner: Rauschenbach Marvelli Becker, Architects, Robert Rauschenbach (Applicant); Vail Development, Mel Vail (Owner). (Stewart)

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