

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

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

AGENDA PLANNING COMMISSION MEETING JUNE 8, 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, Director, Planning & Redevelopment Kevin Payne, Assistant Director, Planning & Redevelopment Chris Burrows, Senior Planner Jan Shellito, Manager, Redevelopment Steve Lindbeck, Project Planner Wayne Wiley, 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 MAY 25, 2006.
- V. SPECIAL REPORTS/PRESENTATIONS/WORKSHOPS
 - A. STEERING COMMITTEE APPOINTMENT DOWNTOWN VERNON STREET AND HISTORIC OLD TOWN SPECIFIC PLAN. The Planning Commission is requested to appoint a member to the steering committee for the Downtown Vernon Street and Historic Old Town Specific Plan Project. (Payne, Shellito)

VI. OLD BUSINESS

A. ADMINISTRATIVE PERMIT – 6 SOMER RIDGE DRIVE – INFILL AREA – FILE #2005PL-112; PROJECT #AP-000080. The applicant requests approval of an Administrative Permit to allow an 8' tall fence along a portion of the side property line, and to allow a 1' 6" side yard setback and 1' rear yard setback for a 12' tall patio cover, where a 5' side and rear yard setback is required. Project Applicant/Owner: Ron Eddlemon. (Wiley) THIS ITEM IS CONTINUED FROM THE MEETING OF MAY 11, 2006.

VII <u>NEW BUSINESS</u>

- A. ZONING ORDINANCE AMENDMENT SIGNIFICANT BUILDINGS FILE #2005PL-056 PROJECT #OA-000007. The Planning & Redevelopment Department proposes to amend the Zoning Ordinance to designate certain buildings in the City as significant and to establish procedures to preclude the demolition of these significant buildings without first having a public hearing notice and a discretionary approval. The proposed regulations would require following the City's existing Design Review Permit procedures prior to the demolition of a significant building. (Lindbeck)
- B. TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION 2270 PLEASANT GROVE BL. WRSP WESTPARK VILLAGE CENTER W-22 FILE #2005PL-042 PROJECT # SUB-000021, DRP-000050. The applicant requests approval of a Tentative Subdivision Map to divide the 16.6-acre West Roseville Specific Plan Village Center Parcel W-22 into 138 alley-loaded residential lots. Also requested is a Design Review Permit for Residential Subdivision to adopt unique design standards for the 36 attached townhouses and 102 detached dwellings. Project Applicant: Greg Bardini, Morton & Pitalo. Property Owner: Greg Martin, PL Roseville LLC. (Lindbeck)

VIII. REPORTS/COMMISSION/STAFF

IX. ADJOUNMENT

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.