

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 JANUARY 25, 2007 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Planning Director Chris Burrows, Senior Planner Ron Miller, Assistant Planner Terri Shirhall, Administrative Analyst Joseph Allen, Senior Planning Technician Chris Kraft, Engineering Manager Bob Schmitt, Senior 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 JANUARY 11, 2007.
- B. TENTATIVE SUBDIVISION MAP 1221 PLEASANT GROVE BOULEVARD NWRSP PCL 19 OFFICE CONDOMINIUMS FILE# 2006PL-139 (SUB-000068). The applicant requests approval of a Tentative Subdivision Map to create four "for-sale" office condominiums and two common areas within an existing office building. The proposed condominiums range in size from 1,892 square feet to 2,451 square feet. Project Applicant: Bellecci & Associates, Inc. Charles Capp. Owner: Pleasant Grove Professional Center, LLC Timothy Gagnier. (Miller)

V. SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

A. AIR QUALITY PRESENTATION

(Terri Shirhall, Administrative Analyst II)

- B. UNIT ALLOCATION/ACRE TRACKING PRESENTATION
 (Joe Allen, Senior Planning Technician)
- VI. REPORTS/COMMENTS/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.