

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

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AGENDA

PLANNING COMMISSION MEETING JANUARY 13, 2005

7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Kim Hoskinson, Chair Gray Allen, Vice-Chair Donald Brewer Rex Clark Robert Dugan Audrey Huisking Betty Sanchez

STAFF:

Paul Richardson, Planning Director Chris Burrows, Senior Planner Wendy Hartman, Associate Planner Derek Ogden, 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 DECEMBER 9, 2004 & DECEMBER 16, 2004.
- B. VARIANCE 112 IRENE AVENUE WELLS' SECOND UNIT FILE# V 04-05. The applicant requests approval of a Variance to construct a 1,056 square foot one bedroom, two-story second unit and a detached single-car garage. Both buildings are proposed five feet from the rear and side property lines, where the Zoning Ordinance requires a 20 foot rear yard and five (5) foot side yard setback for the second residence and a seven (7) foot rear and side yard setback for the detached garage. Applicant & Owner– Jo Ann Wells. (Hartman)

V. <u>NEW BUSINESS</u>

- A. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMT, AND PARCEL MAP 9100 FAIRWAY DRIVE HRNSP PCL 43A, ROYAL COACH CARWASH (FILE # DRP 04-40, CUP 04-06, PM 04-13). The applicant requests approval of a Design Review Permit to construct a full service car wash and express lube facility. A parcel map is requested to create two parcels, which will create a separate parcel for each use. Consistent with the Highland Reserve North Specific Plan a Conditional Use Permit is requested to operate the carwash and express lube. Project Applicant/Owner: Edward Gilmore. (Ogden)
- VI. <u>REPORTS/COMMISSION/STAFF</u>
- VII. ADJOURNMENT

Notes:

- The applicant or applicant's representative must be present at the hearing. 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. (2)
- (3)
- 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.
- (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.