

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

AGENDA
PLANNING COMMISSION MEETING
JUNE 25, 2015

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

PLANNING COMMISSIONERS

David Larson, Chair
Krista Bernasconi, Vice-Chair
Justin Caporusso
Julie Hirota
Bruce Houdesheldt
Charles Krafka
Joseph McCaslin

STAFF

Kathy Pease, Planning Manager
Gina McColl, Associate Planner
Marc Stout, City Engineer
Joe Mandell, Senior Deputy City Attorney
Julie Pistone, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on any item or under Oral Communications are limited to five (5) minutes, 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 JUNE 11, 2015.

V. NEW BUSINESS

A. VOLUNTARY MERGER AND MINOR DESIGN REVIEW PERMIT – 609-623 VERNON ST. – MERCY ROSEVILLE APARTMENTS – FILE# PL15-0107. The applicant requests approval of a Voluntary Merger to merge five lots into one lot, resulting in an approximately 0.86 acre parcel. The applicant also requests approval of a Minor Design Review Permit (MDRP) to allow development of the lot with an approximately 73,687 square foot 56-unit residential apartment building with 2,706 square feet of ground floor commercial space and subterranean parking. Applicant: Rich Ciraulo, Mercy Housing. Owner: Kirk Doyle. (McColl)

B. POLICY FOR AGE RESTRICTED NON-RESIDENTIAL REZONES – FILE# PL15-0163. The City proposes to adopt a policy for proposed rezones that convert non-residential land uses within existing specific plan areas to age restricted residential communities. The purpose of establishing policies is to allow for age-restricted uses without creating undue burdens to the City's General Fund or public services and to continue to provide a Citywide balance of land uses including a mix of housing types for all segments of the community. (Pease)

VI. REPORTS/COMMISSION/STAFF

VII. ADJOURNMENT

- 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 Division.
 - (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 pm.
 - (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 am. 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 Division 72 hours in advance.
 - (8) The Commission Chair may establish time limits for testimony.

All material 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 Division as a part of the public record for one year following the City's final action on the project. Official project file material will be kept in conformance with the Division'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.