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AGENDA
PLANNING COMMISSION MEETING
OCTOBER 11, 2007
7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

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

STAFF:

Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Tricia Stewart, Associate Planner
Wayne Wiley, Assistant Planner
Chris Kraft, Engineering Manager
Bob Schmitt, Assistant City Attorney
Carmen Bertola, 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 SEPTEMBER 27, 2007.

B. COMPLIANCE REVIEW FOR CONDITIONAL USE PERMIT – 531 ELEFA STREET – BRICE HAIR SALON – FILE #2005PL-104; PROJECT #CUP-000016. The Planning Commission approved a conditional use permit to allow customer contact associated with a home occupation (hair salon) at a single-family residence on January 26, 2006. A condition of project approval required that a compliance review be held to ensure that the home occupation is being operated in compliance with the conditions of approval. Applicant: Angela Brice. (Stewart)

V. NEW BUSINESS

A. CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 1230 MELODY LANE – CHURCH OF THE VALLEY TABERNACLE – FILE #2005PL-153 (PROJECT #CUP-000018, DRP-000149 & AP-000112) The Applicant requests approval of a Conditional Use Permit to allow a school to operate within a Planned Development (PD) for commercial zone; a Design Review Permit to allow the construction of a 21,103 square foot auditorium and 15,000 square foot gymnasium with associated parking, lighting, and landscaping; and an Administrative Permit to allow a parking reduction for shared uses. Applicant: John Milburn, Milburn Architecture. Owner: Bradley N. Gunter, Tabernacle Baptist Church. (Wiley)

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 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.