PLANNING & REDEVELOPMENT





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AGENDA PLANNING COMMISSION MEETING AUGUST 24, 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, Planning Director Chris Burrows, Senior Planner Joanna Cucchi, Associate Planner Chris Kraft, Senior Civil Engineer 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 AUGUST 10, 2006.

V. NEW BUSINESS

A. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, TENTATIVE CONDOMINIUM MAP, TREE PERMIT AND ADMINISTRATIVE PERMIT – 1828 SOUTH CIRBY WAY – MIXED-USE OFFICE AND RESIDENTIAL – PROJECT # 2006 PL-008; FILE # DRP-000094, CUP-000020, SUB-000045, TP-000062 and AP-000097. The applicant requests approval of a Design Review Permit to construct a 9,771-square foot mixed-use building consisting of four (4) residential units and two (2) office suites; a Conditional Use Permit to allow residential multi-family units in a Neighborhood Commercial zone; a Tentative Condominium Map to subdivide the building into six (6) airspace condominium units; a Tree Permit for the removal of fourteen (14) native oak trees and encroachment into the protected zone radius on one (1) native oak tree; and an Administrative Permit for a parking reduction to reduce parking from twenty (20) to thirteen (13) spaces. Applicant: KBM Architecture, Erin Evans. Owner: Gary Martin. (Cucchi)

VI. REPORTS/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.
- (3) (4) (5) No new items will be heard after 10:00 p.m.
- 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.