

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 SEPTEMBER 13, 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 Joanna Cucchi, Associate Planner Ron Miller, 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 <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 23, 2007.
- B. <u>TENTATIVE SUBDIVISION MAP 1550 PARKSIDE WAY –NRSP PARCELS 30 & 33 FILE</u> #2005PL-161 (SUB-000078). The applicant requests approval of a Tentative Subdivision Map to create eight parcels within an approved mixed-use project including a common parking and access parcel. Applicant: Diamond Creek Partnership, Stephen Des Jardins. (Cucchi)

V. NEW BUSINESS

- A. DESIGN REVIEW PERMIT & TREE PERMIT 1650 HUNTINGTON DR ROCKY RIDGE PROFESSIONAL CENTER FILE # 2005PL-090 (PROJECT # DRP-000191 & TP-000054). The applicant requests approval of a Design Review Permit and Tree Permit to construct three single-story office buildings totaling 36,200 sq. ft., with associated parking, landscaping and lighting, requiring removal of 10 native oak trees and encroachment into the protected zone radius of 3 additional native oaks. Applicant: TLA Engineering & Land Planning Maxine Borow. Owner: Sayed & Talat Hussain. (Miller)
- B. CONDITIONAL USE PERMIT 503 GIUSEPPE CT, UNIT 8 ST. VINCENT DE PAUL FOOD DISTRIBUTION CENTER FILE# 2006PL-163 (CUP-00032). The Planning Commission approved a conditional use permit for the project referenced above on December 14, 2006. A condition of project approval required that a compliance hearing be held to ensure that the food locker is operating in compliance with the conditions of approval. Additionally, the applicant requests that the Planning Commission amend one condition of approval to modify the location of the required security patrol to the area immediately surrounding Unit 8 only. Applicant: Don Fraser. (Stewart)

VI. REPORTS/COMMISSION/STAFF

VII. **ADJOURNMENT**

Notes: The applicant or applicant's representative must be present at the hearing.

(2) (3) 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.

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.

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.