



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

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AGENDA PLANNING COMMISSION MEETING JULY 28, 2005 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Robert Dugan, Chair Gray Allen, Vice-Chair Don Brewer Sam Cannon Rex Clark Kim Hoskinson Audrey Huisking

STAFF:

Paul Richardson, Planning Director Chris Burrows, Senior Planner Mike Isom, Project Planner Derek Ogden, Associate 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. <u>MINUTES OF JULY 14, 2005.</u>
- B. <u>DESIGN REVIEW PERMIT MODIFICATION 337 B STREET CAPITAL 1 AUTO SALES FILE # DRPMOD 05-09.</u> The applicant requests approval of a Design Review Permit Modification to remodel a car wash facility into an Automotive Sales Business. The project will add parking spaces, lighting, and landscaping to the site. Project Applicant/Property Owner: Bijan Zeveh. (Ogden)

V. <u>NEW BUSINESS</u>

- A. ADMINISTRATIVE PERMIT 211 CHURCH STREET McCALISTER FENCE FILE # AP

 04-69. The applicant requests an Administrative Permit to locate a seven (7) foot tall fence within the front yard of a single-family residence. Project Applicant/Owner: Joe McCalister. (Ogden)
- B. TENTATIVE SUBDIVISION MAP, DEVELOPMENT AGREEMENT AMENDMENT, & AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT 301 GIBSON DRIVE VENU (AKA TRILLIUM) CONDOMINIUM CONVERSION FILE# SUBD 05-01, DAA 05-01, & APHDA 05-01. The applicant requests approval of a Tentative Subdivision Map to create a one (1)-lot condominium map and to convert the 258 existing multi-family units within the project to "for-sale" condominiums. An amendment to the North Central Roseville Specific Plan Development Agreement is also requested to outline obligations required of the developer by the City's Condominium Conversion Ordinance (RMC 19.58). Finally, an Affordable Purchase Housing Development Agreement is requested to provide 39 of the units within the project as affordable purchase units. Project Applicant: Nick Alexander, NG Alexander Real Estate. Owner: David Dewar, Avenue Realty. (Isom)
- 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.
- No new items will be heard after 10:00 p.m.
- (3) (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.