

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

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AGENDA PLANNING COMMISSION MEETING SEPTEMBER 28, 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 Wayne Wiley, Assistant Planner Ron Miller, Assistant Planner Chris Kraft, Engineering Manager Bob Schmitt, Senior 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 SEPTEMBER 14, 2006.
- B. TENTATIVE SUBDIVISION MAP 568 NORTH SUNRISE AVENUE NERSP PCL 5B NORTH SUNRISE PROFESSIONAL CENTER PROJECT# 2006PL-140 (FILE# SUBD-000069). The applicant requests approval of a Tentative Subdivision Map to create sixteen (16) "for-sale" office condominiums ranging in size from 1,206 square feet to 3,918 square feet within Building B of the North Sunrise Professional Center. Project Applicant: Nick Alexander, Real Estate, LLC. Owner: Tim Gagnier, Granite Bay Ventures (Wiley)
- C. TREE PERMIT 208 & 216 BRIDGESIDE COURT NRSP PCL DC-32 LOTS 9 & 10 FILE# 2006PL-112 (TP-000075). The applicant requests approval to encroach into the protected zone radius of nine (9) native oaks for the purpose of home and driveway construction on two existing lots. Project Applicant: A.R. Associates, Jack Remington Owner: Bridgeside, LLC, Stephen Des Jardins . (Miller)

V. NEW BUSINESS

A. ADMINISTRATIVE PERMIT - 108 BEN EZRA AVENUE - ARGALL PATIO COVER - FILE# 2006PL-109; PROJECT# AP-000125. The applicant requests approval of an Administrative Permit for a setback reduction that would allow a side yard setback of two feet, nine inches for a patio cover where a five-foot side yard setback is required. Project Applicant/Owner: Eugene & Donna Argall. (Miller)

VI. <u>REPORTS/COMMISSION/STAFF</u>

- A. GENERAL PLAN DISCUSSION
- 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.