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AGENDA
PLANNING COMMISSION MEETING
DECEMBER 8, 2011

7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Audrey Huisiking, Chair
Gordon Hinkle, Vice-Chair
Krista Bernasconi
Don Brewer
Sam Cannon
Robert Dugan
David Larson

STAFF:

Paul Richardson, Director
Chris Burrows, Senior Planner
Ron Miller, Associate Planner
Derek Ogden, Associate 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 NOVEMBER 10, 2011.

B. DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION – 1931 TAYLOR ROAD – NERSP PCL 17 GOLFLAND SUNSPASH SLIDES - FILE# 2008PL-167; PROJECT #DRP-000404 & CUP-000075. The applicant requests approval of Design Review Permit and Conditional Use Permit Modifications to construct a new water slide within the existing water park. Applicant/Owner: Roseville Golfland LTD., Fred Kenney. (Miller)

V. NEW BUSINESS

A. MODIFICATION TO THE REGIONAL MALL MASTER SIGN PROGRAM – 1151 GALLERIA BL. – NCRSP PCL 35 GALLERIA MALL RMMSP MODIFICATION - FILE #2007PL-029; PROJECT #PSP-000180. The applicant requests approval of a modification to the existing Regional Mall Master Sign Program (RMMSP) for the Galleria Mall. The revisions would provide criteria for two additional freestanding signs. One sign is proposed to be located along Roseville Parkway, and the second sign would be located along Galleria Blvd. Applicant & Property Owner – Keith Kaplan, Westfield LLC. (Ogden)

- B. SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, REZONE AND DEVELOPMENT AGREEMENT AMENDMENT AND DRAFT SUBSEQUENT E.I.R. – 3000 HAYDEN PARKWAY. – FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – FILE #2009PL-130; PROJECT #'S - SPA-000040, GPA-000059, RZ-000053 & DA-000044.** The applicant proposes to amend the West Roseville Specific Plan (WRSP) to accommodate 1,905 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 716 High Density Residential Units) in Fiddymment Ranch Phases 1, 2, and 3. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. In addition, the project proposes to change development densities within certain Fiddymment Ranch residential parcels. Also requested is certification of a Draft Subsequent EIR that analyzed the environmental effects of the proposed project. Owner/Applicant: West Roseville Development Company, LLC, Roseville/Fiddymment Land Venture, LLC. (Miller)

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 pm.
 - (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 am. 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 material 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 material 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.