



Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Robert Dugan, Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: Sam Cannon (Excused)

Staff Present: Paul Richardson, Director, Planning & Housing
Chris Burrows, Senior Planner
Ron Miller, Associate Planner
Jan Shonkwiler, Housing Programs Manager
Derrick Whitehead, Director, Environmental Utilities
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Brewer

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Huisking asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Huisking asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF OCTOBER 27, 2011.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Hinkle, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Bernasconi, Hinkle, Hinkle, Huisking

Noes:

Abstain: Dugan, Larson

Commissioner Dugan and Commission Larson abstained from the minutes due to their excused absence from the meeting of October 27, 2011.

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

V-A. 3000 HAYDEN PARKWAY - FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT - The applicant proposes to amend the West Roseville Specific Plan (WRSP) and revise the Land Use Plan 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. A Draft Subsequent EIR has been prepared to analyze the environmental effects of the proposed amendment. The purpose of the Workshop is to provide an overview of the project and DSEIR for the Planning Commission and Public and to answer questions. Owner: West Roseville Development Company, LLC, Roseville/Fiddymment Land Venture, LLC. (Miller)

Associate Planner, Ron Miller, gave the presentation and responded to questions.

Chair Huisking invited the public to comment.

Applicant, Steve Hicks, Signature Homes, addressed the Commission and gave a short power point presentation highlighting the history, current status, the purpose of SPA 3, comparison of proposed densities, and description of some of the amenities and amenity revisions proposed in the Specific Plan Amendment. He responded to questions from the Commission.

Jan Shonkwiler, Senior Housing Manager responded to questions from the Commission.

Chris Kraft, Engineering Manager responded to questions from the Commission.

Derrick Whitehead, Director, Environmental Utilities, responded to questions from the Commission.

Chair Huisking closed the public comment period.

There was discussion on the following:

- Design of houses (one story vs. two story) will be determined at the time the individual communities are built;
- Proposed density changes are a reflection of the current market;
- Sidewalk design (park strip) separates sidewalk from the roadway, safer pedestrian walkway;
- Comparison of High Density Residential with other Specific Plans. This proposal would have 28.7% HDR;
- Review of water plan with this rezone, adequate water is available now;
- Substantial conservation efforts are incorporated into this project, creating a less than significant impact; Existing water contracts are for approximately 40 years;
- WWTP capacity will require expansion in the near future, regardless if this project is approved;
- Two water wells exist in plan (previously approved);
- On Westside all public and HDR common areas are/will be irrigated with recycled water;
- Review of impacted intersections if SPA approved;
- Road Improvements for Fiddymment Rd south of Pleasant Grove to Baseline Rd will begin Spring of 2012;
- Additional 2 lanes will be added Fiddymment to Baseline;
- Housing Element 2009 (review every five years) whatever numbers we don't achieve get moved to the next five year time period;
- SACOG currently reviewing methodology for determining housing needs for the future;
- Generated impact fees will go towards the infrastructure and expedite when they will be completed;
- Proposed changes are market driven and do provide a diversity of housing options for the consumer;
- Park strip (sidewalk landscape) approved and appreciated.

Chair Huisking thanked staff for their presentation. No action required.

A Public Hearing for this item is scheduled for Thursday, December 8, 2011, 7:00pm.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

The Planning Commission meeting scheduled for November 24, 2011 is cancelled due to the Thanksgiving Holiday.

Commission requested information from staff regarding the following:

- Status of bridge widening project at Eureka Rd and Taylor Rd on approach to I-80;
- Gas Station conversion to 7-11 (with gas) at Riverside and Darling/Sixth Street;
- Concern with congestion at Safeway gas station at Douglas Blvd and Sierra College;
- Pedestrian crossing at Cirby and Parkview during school hours. Due to the nature of the intersection, cars are either turning right or left leaving pedestrians without a clear green for a safe crossing.

ADJOURNMENT

Chair Huisiking asked for a motion to adjourn the meeting.

MOTION

Commissioner Hinkle made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting of December 8, 2011. The motion passed unanimously at 8:15 PM.