



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: Krista Bernasconi - Excused

Staff Present: Paul Richardson, Director, Planning & Housing
Chris Burrows, Senior Planner
Derek Ogden, Associate Planner
Ron Miller, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME 7:00PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Dugan

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 NOVEMBER 10, 2011.

IV-B. CONDITIONAL USE PERMIT MODIFICATION & DESIGN REVIEW PERMIT MODIFICATION – 1893 TAYLOR ROAD – NERSP PCL 17 GOLFLAND SUNSPLASH SLIDES - FILE # 2008PL-167; PROJECT #CUP-000075 & DRP-000404. The applicant requests approval of Conditional Use Permit and Design Review Permit Modifications to construct a new water slide and small receiving pool within the existing water park. Applicant/Owner: Fred Kenney, Roseville Golfland, LTD. (Miller)

MOTION

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

The motion passed with the following vote:

Ayes: Hinkle, Larson, Brewer, Dugan, Cannon, Huisking

Noes:

Abstain: Cannon

Commissioner Cannon abstained from the minutes due to his absence from the meeting of November 10, 2011.

NEW BUSINESS

V-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)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

Chair Huisking opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Keith Kaplan, Development Director for Westfield Galleria, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Concern with scale of signs, particularly location 1;
- Sign 1 will change seasonally and is not a digital sign;
- Westfield controls graphics for signs;
- Signs will be used to help promote smaller, specialty shops, as well as larger anchor stores;
- Westfield will remain in control of sign use and content.

Chair Huisking temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Larson, to approve the proposed modifications to the Regional Mall Master Sign Program as shown in Exhibit A and subject to three (3) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Larson, Brewer, Hinkle, Cannon, Huisking

Noes:

Abstain:

Keith Kaplan, Development Director for Westfield Galleria, addressed the Commission, announced his transfer to Southern California. He expressed his thanks to City staff and the Roseville Community for their support over his five-year tenure.

ITEM V-B. FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT & DRAFT SUBSEQUENT EIR – 3000 HAYDEN PARKWAY – FILE #S GPA-000059, SPA-000040, RZ-000053, DA-000044 & SCH#20100082075. The applicant requests approval 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. Applicant: West Roseville Development Company, LLC, Roseville/Fiddymment Land Venture, LLC. (Miller)

THIS ITEM IS CONTINUED TO THE MEETING OF JANUARY 26, 2012.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- The December 22, 2011 meeting is cancelled.
- The January 12, 2012 meeting is cancelled.

Commissioner Comments:

- Commissioner Dugan shared his impressions of the Engineering Department, Traffic Division's Traffic Operating Center (T.O.C.) This center enables the Traffic Division to live-monitor every major intersection in the City (over 100) and monitor traffic flow, traffic congestion, and traffic patterns, etc. He encouraged the Commissioners to arrange a tour and informed the public that it is available online and available for tours with prior arrangement with the Engineering Department.
- Congratulations to the Engineering Department for the improvements to the Washington Bl/Hwy 65/Blue Oaks Bl intersection.
- Concern with 65/80 northbound interchange congestion.

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of January 26, 2012. The motion passed unanimously at 7:46 PM.