



Planning Commissioners Present: Krista Bernasconi, Gordon Hinkle, Julie Hirota, Bruce Houdesheldt, Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent:

Staff Present: Chris Burrows, Planning Manager
Ron Miller, Associate Planner
Marc Stout, City Engineer
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME - 7:00PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Larson

ORAL COMMUNICATIONS - None

CONSENT CALENDAR

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

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

IV-A. MINUTES OF OCTOBER 10, 2013.

IV-B. MAJOR PROJECT PERMIT MODIFICATION – 1120 GALLERIA BL – NCRSP PARCEL 36 – THE RIDGE AT CREEKSIDE TOWER MODIFICATION – FILE # 2013PL-010 (MPP-000042). The applicant requests approval of a Major Project Permit Modification to construct internally illuminated translucent panels on the northwest tower of the old Expo building (currently occupied by Bed Bath & Beyond and Buy Buy Baby). As proposed, four panels will be attached on each side of the tower and will measure approximately 4' x 14'. Owner: Trey Gundlach, Evergreen/Britannia LJV. Applicant: Brian Williams, PWC Architects. (Wiley)

MOTION

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

The motion passed with the following vote:

Ayes: Larson, McCaslin, Bernasconi, Krafka, Hirota, Houdesheldt, Hinkle
Noes:
Abstain: Bernasconi

Commissioner Bernasconi abstained from the minutes due to her absence from the meeting of October 10, 2013.

WORKSHOP

V-A. DRAFT SUBSEQUENT EIR FOR THE AMENDMENT OF PHASES 2 AND 3 OF THE WEST ROSEVILLE SPECIFIC PLAN. The applicant proposes to amend the West Roseville Specific Plan (WRSP) to accommodate 1,661 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 472 High Density Residential Units) in Fiddymont Ranch Phases 2 and 3. A Draft Subsequent EIR has been prepared to address the potential effects of the Project on the environment. The Project and the DSEIR will be introduced to the Commission. No action on the project or the DSEIR will be taken at this meeting. A Public Hearing is tentatively set for December 12, 2013 to hear the Project and DSEIR. Owner/Applicant: ATC Realty One LLC/Signature Management Co. This item will be brought before the Commission for action on December 12, 2013. (Miller)

Associate Planner, Ron Miller, made a presentation and responded to questions.

Consultant, Katherine Waugh, Dudek & Associates, author of the Recirculated Draft Subsequent E.I.R., addressed the Commission with an overview of the EIR background and responded to questions.

Applicant, Steve Hicks, Signature Homes, addressed the Commission with a power point presentation describing the project, showing the areas of the proposed density changes and responded to questions.

Project Engineer, Tim Denham, Wood Rodgers Civil Engineering, responded to questions from the Commission regarding traffic and engineering studies.

Public Comments

- Loren Cook, resident of the Fiddymont Farm area in the West Roseville Specific Plan, representing the Westpark-Fiddymont Farms Neighborhood Association, offered to postpone addressing the issues contained in a letter submitted to the Commission at the beginning of the meeting, until the December 12th Planning Commission meeting, in order to allow the Commission an opportunity to study the document. He addressed concerns with the project's proposed increase in residential density; water mitigation plans; Fiddymont/Baseline intersection and the traffic impact a proposed big-box retail center will bring to that intersection; concern that current residents bought into the original West Roseville Specific Plan and now developers are proposing changes to that plan.
- John Bayless, Bayless and Hicks, addressed questions regarding school construction timing.

Commission Questions/Comments

- Clarification of "driest years", refers up to stage 5 drought;
- Compared existing WRSP with the proposed project changes;
- Follow up on Parks ratio in the new plan;
- Plans for design of Hayden Parkway;
- Traffic LOS changes;
- Proposed changes in density; compare differences in LDR, MDR, and HDR, what it looks like and feels like;
- Definitions of subsequent and supplemental EIR and what they each address;
- Review of dates between Planning Commission hearing and end of required comment period;
- Definition of differences between substantial and significant impacts;
- Open Space in proposed plan area;
- Additional units will help support the construction of the remaining infrastructure in Fiddymont Farms/SPA 3;
- Elementary school construction/phasing;
- Update on High School construction;
- Existing school capacities and overflow plans;
- Pocket Parks;
- Water;
- Concern that MDR and HDR may not be located close enough to arterial roadways;
- Traffic Analysis and street design;
- Connections to future Placer Parkway;
- Definition of Paseo and what amenities the paseos will give to SPA 3;
- Separated sidewalk planter strips.

Chair Hinkle thanked staff and applicant for their presentations, and the public for their comments.

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Staff:

- Planning Commission for 11/28/13 is cancelled due to the Thanksgiving Holiday.
- Planning Commission Recording Secretary, Carmen Bertola, will be retiring at the end of December 2013.
- Last meeting of year 12/12/13.
- Possible tour of City's Traffic Operations Center and Transportation Planning Workshop early next year.

Commission comments/questions:

- Kudos to staff for working with the community on traffic issues.
- Update on moving the Planning Commission to all digital.
- Commission would like updates from the Roseville Chamber of Commerce or updates from the City's Economic Development Department.
- Arrival of new Douglas fir tree in Town Square in time for the City's Tree Lighting Ceremony and holiday festivities scheduled for next week. It will be planted near Town Square.
- Continuing concern with oversized/commercial vehicles parked in residential areas;
- Chair Hinkle will be out of town on December 12th and is unable to attend the meeting. Vice-chair Larson will chair the meeting.

ADJOURNMENT

Chair Hinkle asked for a motion to adjourn the meeting.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Houdesheldt, to adjourn to the meeting of December 12, 2013. The motion passed unanimously at 8:34 PM.