

PLANNING COMMISSION MEETING APRIL 12, 2007 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, Kim

Hoskinson, Audrey Huisking

Planning Commissioners Absent: Rex Clark

Staff Present: Chris Burrows, Senior Planner

Mike Isom, Senior Planner

Tricia Stewart, Associate Planner Wayne Wiley, Assistant Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF MARCH 8, 2007.

IV-B. MAJOR GRADING PLAN – 1001 SECRET RAVINE PARKWAY (STONERIDGE SPECIFIC PLAN PARCEL 13) - FILE# 2006PL-185 (GP-000018). The applicant requests approval of a Major Grading Plan to allow additional grading of Parcel 13, located adjacent to a preserved open space area (Parcel 12), and extension of the existing on-site retaining walls. Pursuant to the Grading Ordinance this request requires review as a Major Grading Plan. Project Applicants/Property Owners: Tsakopoulos Family Trust, George Tsakoloupos. (Bruggeman)

IV-C. MAJOR PROJECT PERMIT EXTENSION (STAGE 1) – 1445 EUREKA ROAD (STONE POINT PARCELS 6-14 & PORTION OF NERSP PARCEL 15) - FILE# 2007PL-001 (MPP-000010). The applicant requests approval of a one (1) year extension of the Major Project Permit (Stage 1- MPP 01-05A) for the Stone Point project, to allow for the construction of up to 500,000 square feet of research and development or professional office uses, 575 residential units, and a neighborhood park. Project Applicants/Property Owners: Ralph Deppisch, Steadfast Properties (Parcels 6 & 7) and Matt Bray, Richland Ventures, Inc. (Parcels 8-14). (Stewart)

IV-D. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 1020 WINDING CREEK DRIVE SUITE #130 – FOOTHILLS COMMERCE CENTER PHASE II – FILE# 2007PL-005 (PROJECT# CUP-000039 & DRP-000175). The applicant requests approval of a Conditional Use Permit to allow outdoor storage in a Light Industrial zone district; and a Design Review Permit Modification to modify a loading dock area to a 3,040 square foot outdoor storage yard located to the east of Building E. Project Applicant: Bernard Furlow, Borges Architectural Group, Inc. Property Owner: Ken Giannotti, Stanford Ranch I, LLC. (Wiley)

IV-E. MAJOR PROJECT PERMIT (STAGE 2) – 1197 GALLERIA BOULEVARD – NCRSP PARCEL 35 MACY'S ROSEVILLE GALLERIA - FILE#2007PL-022 (MPP-000012). The applicant requests approval of a Stage 2 Major Project Permit (architecture and landscaping) for the expansion of Macy's Department Store by

40,000 gross square feet (34,000 square feet net leasable). Project Applicant: Phillip Dolan, Associated Architects & Planners. Property Owner: Thomas C. Howard, Federated Department Stores. (Stewart)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Commissioner Huisking abstained from approving the minutes of March 8, 2007 due to her

absence from the meeting.

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT MODIFICATION, LOT LINE ADJUSTMENT AND ADMINISTRATIVE PERMIT – 8250 SIERRA COLLEGE BOULEVARD (DOUGLAS RIDGE MODIFICATION) FILE# 2005PL-127 (DRP-000080, LLA-000039 & AP-000162). The applicant requests approval of a Design Review Permit Modification (DRPMOD) to allow the construction of two (2) four-story office buildings, where five (5) one- to two-story flex-office buildings were previously approved (one two-story building has since been constructed). The previously approved flex-office center was a total of 121,100 square feet. The proposed office complex (inclusive of the existing two-story office building) will be a total of 180,202 square feet, resulting in a net increase of 59,102 square feet; a Lot Line Adjustment to modify four (4) parcel boundaries to correspond to the revised building locations; and an Administrative Permit to authorize a parking reduction based on net leased office space. Project Applicant: Borges Architectural Group, Inc., Adam Lehner. Property Owner: Tanner Industries, John Tanner. (Bruggeman) THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF APRIL 26, 2007.

<u>V-B. CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT—1400 CHURCH STREET—CLASSIC TOW SERVICE—FILE# 2006PL-227 (PROJECT# CUP-000036 & DRP-000167).</u> The applicant requests approval of a Conditional Use Permit to operate a 14,000 square foot towing impound yard within a Light Industrial zone district; and a Design Review Permit to construct site improvements, including an eight-foot tall block wall, parking, lighting, and landscaping. Project Applicant/Owner: Richard W. Keller, Classic Tow Service. (Wiley)

Assistant Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Richard Keller, Classic Tow Service, PO Box 1244, Rocklin, 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:

- Mitigation measures to take care of the vehicle fluids that can result during the vehicle storage period;
- Anti-graffiti coating will be put on block wall;
- Wall chosen for aesthetics with shrubs that will grow 6 to 8 feet tall to help mask tow yard.

No public comment

Chair Dugan closed the public hearing and asked for a motion.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hoskinson, to Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit with six (6) conditions of

approval; Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with fifty-seven (57) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

Chair Dugan recused himself from Item V-C due to a possible conflict of interest. Commissioner Huisking chaired the item.

<u>V-C. REGIONAL MALL MASTER SIGN PROGRAM MODIFICATION – 1151 GALLERIA BOULEVARD – GALLERIA AT ROSEVILLE, NCRSP PARCEL 35 - FILE# 2007PL-029 (PSP-000061)</u>. The applicant requests approval of a modification to the existing Regional Mall Master Sign Program (RMMSP) for the Galleria Mall. The revisions will provide criteria for temporary construction signage and temporary signage related to the Sacramento Capitals World Team Tennis event. Project Applicant/Property Owner: Bryan Tessner, Westfield LLC. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, Keith Kaplan, Westfield Corporation LLC, 11601 Wilshire Blvd., Los Angeles, and Gavin Farman, Westfield Corp, 1151 Galleria Blvd, addressed the Commission and responded to questions. They stated that they had received a copy of the staff report and were in agreement with staff's recommendations with the exception of Condition 10, prohibiting signage on the perimeter fence of the Sacramento Capitals site. They asked the Commission to please consider allowing the perimeter signage. They showed Commission examples of the signage on the privacy screening material that will be used at the site and explained that they would monitor the site and nearby construction areas very closely for vandalism. They explained that Westfield had already increased security during the renovations to avoid a possible increase in graffiti vandalism.

Lonnie Nielson, 110 Mann Road, Wilton, from the Sacramento Capitals, addressed the Commission and responded to questions. He asked the Commission to allow the temporary signage.

There was discussion on the following:

- Construction Banner sign material;
- Sign maintenance;
- Staff explained that the Galleria and Auto Mall are the only two businesses that have a specific section in the Sign Ordinance that contains provisions that apply to them exclusively and cannot be used as precedence for and by any other business or project;
- Striking Condition 10.

Acting chair Huisking closed the public hearing and asked for a motion.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to Approve the proposed modifications to the Regional Mall Master Sign Program as shown in Exhibit A and subject to the first nine conditions of approval as submitted in the Staff Report, striking Condition 10, as shown below.

10. Signs are not permitted to be incorporated on the perimeter fence of the Sacramento Capitals site. (Planning)

The motion passed with the following vote:

Ayes: Hoskinson, Brewer, Cannon, Huisking, Hinkle

Noes: Abstain: Chair Dugan returned to the dais.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Commissioners who attended the Planners Institute in San Diego reported on the Conference.
- Staff asked Commission to prepare to appoint a representative to the newly formed Community Design Visioning Committee. Appointment will be made at next meeting. The Community Design Visioning Committee will hold it's first meeting in June.
- Report on the City's goals and objectives will be presented after the City Council May meetings.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of April 26, 2007. The motion passed unanimously at 7:37 PM.