

PLANNING COMMISSION MEETING JULY 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

Tricia Stewart, Associate Planner Terri Shirhall, Administrative Analyst Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

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 JUNE 28, 2007.

MOTION

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

The motion passed with the following vote:

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

Noes: Abstain:

NEW BUSINESS

V-A. MAJOR PROJECT PERMIT MODIFICATION (STAGE 1), MAJOR PROJECT PERMIT (STAGE 2) and TENTATIVE SUBDIVISION MAP (MINOR MODIFICATION) – 1151 GALLERIA BOULEVARD – NCRSP PARCEL 35 - CHEESECAKE FACTORY - FILE# 2007PL-070 (MPP-000014 & SUB-000102). The applicant requests approval of a Major Project Permit Modification to revise the site development plan to include a 10,300 square-foot restaurant pad and architectural and landscape approvals (Stage 2 of the Major Project Permit) to allow construction of the restaurant. Lastly, the applicant requests approval of a Minor Modification to the Galleria Mall Tentative Map to adjust three (3) property lines in the area of the restaurant pad. Project Applicant/Owner: Keith Kaplan, Roseville Shoppingtown LLC. (Stewart)

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

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

Applicant, Keith Kaplan, Development Director, Roseville Shoppingtown LLC, 11601 Wilshire BI, Los Angeles, 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. He also introduced other team members who were available to answer any questions.

Gavin Farnam, Roseville Shoppingtown LLC, 1151 Galleria BI, addressed Commission concerns with pedestrian walkways, stop signs, pavement markings, parking lot section designations, traffic calming devices located near and around the proposed Cheesecake Factory Restaurant.

There was discussion on the following:

- Possible relocation of JC Penney entry as an improvement for pedestrian accessibility from parking lot
- Enhance cross walks for safety of pedestrians going from parking lot to stores;
- Video surveillance in parking garage, both levels, and emergency phones tied into central security;
- Valet parking and courtesy shuttles availability during remodeling.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the two findings of fact for the Major Project Permit Modification (Stage 1) and the Major Project Permit (Stage 2); Approve the Major Project Permit Modification (Stage 1) and the Major Project Permit (Stage 2) with twenty-one (21) conditions of approval modified by condition 4a as listed below; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and Approve the Tentative Subdivision Map with thirty-seven (37) conditions of approval as submitted in the Staff Report.

MPP-000014

<u>4a. The area between the Cheesecake Factory and JC Penney shall incorporate traffic calming measures and enhanced pedestrian crossings to the satisfaction of the Planning Director. (Planning)</u>

The motion passed with the following vote:

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

Noes: Abstain:

SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

<u>VI-A.</u> <u>CLIMATE CHANGE (PRESENTATION).</u> An overview of world climate change projections and what the City of Roseville is doing to decrease the carbon footprint of current and future development. (Shirhall)

Administrative Analyst, Terri Shirhall presented a report on Greenhouse Gasses and recent legislation requiring that language now be included in the City's environmental documents in order to address new CEQA reporting criteria.

Following the presentation, Terri Shirhall responded to questions from the Commission.

REPORTS/COMMENTS/COMMISSION/STAFF

VII-A. ELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to nominate Commissioner Rex Clark to serve as Planning Commission Chair for the 2007-2008 term.

The motion passed with the following vote:

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

Noes:

Abstain:

Commissioner Clark has been elected to serve as Planning Commission Chair for the 2007-08 term.

Commissioner Hinkle, made the motion, which was seconded by Commissioner Cannon, to nominate Commissioner Don Brewer to serve as Planning Commission Vice-Chair.

The motion passed with the following vote:

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

Noes: Abstain:

Commissioner Brewer has been elected to serve as Planning Commission Vice-Chair for the 2007-08 term.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hoskinson, to adjourn to the meeting of July 26, 2007. The motion passed unanimously at 7:56 PM.