



PLANNING COMMISSION MEETING JANUARY 10, 2008 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Kim

Hoskinson, Audrey Huisking Gordon Hinkle arrived at 7:05pm

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Mike Isom, Senior Planner

Elisa Reynolds, Associate Planner Gina LaTorra, Associate Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Brandy LeBeau, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS None

CONSENT CALENDAR

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

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

IV-A. MINUTES OF DECEMBER 13, 2007.

MOTION

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

The motion passed with the following vote:

Ayes: Cannon, Huisking, Hoskinson, Dugan, Clark

Noes:

Abstain: Brewer, Hinkle

Commissioner Brewer abstained from the minutes of December 13, 2007 due to his absence from the meeting. Commissioner Hinkle arrived at 7:05pm.

NEW BUSINESS

V-A REGIONAL MALL MASTER SIGN PROGRAM MODIFICATION –1151 GALLERIA BOULEVARD – GALLERIA AT ROSEVILLE, NCRSP PARCEL 35 - FILE#2007PL-183 (PSP-000070). The applicant requests approval to modify the approved Regional Mall Master Sign Program (RMMSP) for the Galleria Mall. Various changes generally include updating the graphic design, adding new on-site directory signage, and adding criteria to address signage for the expanded retail areas. Applicant: Keith Kaplan, Westfield LLC. (Reynolds)

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

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

Applicant Keith Kaplan, Westfield LLC. 11601 Wilshire Blvd., Los Angeles, CA and Eric Wendt, Square Peg Design, 1631 Telegraph, Oakland, CA 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:

- Concerns with design/names of the new garage signs;
- Concern with height of letters and readability on front pylon sign;
- Some signs missing "Galleria of Roseville" or "Roseville", would like to see "Roseville" throughout all signs;
- Ensured the back pylon remained to have flower design and if it did change that the new petals design would be used:
- Commission stated that they were over-all pleased with the new designs;
- Westfield performs demographic research on colors and what works in the community and other premier properties since Westfield Galleria is a premier property;
- The new round-about and how it is working-safety and traffic flow.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Approve the proposed modifications to the Regional Mall Master Sign Permit as submitted in the Staff Report.

The motion passed with the following vote:

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

Noes: Abstain:

V-B MAJOR PROJECT PERMIT (STAGE 1 & 2) & TENTATIVE PARCEL MAP–200 GIBSON DR.–NCRSP PARCEL 40C (HIGHLAND VILLAGE) – FILE #2007PL-123; PROJECT #MPP-000016 & SUB-000103). The applicant requests approval of a Major Project Permit (Stages 1 & 2) for the development of a 15.32 acre site with two hotels (95,922 square feet), two retail buildings (14,800 square feet), five restaurants (36,384 square feet), a bank building (3,500 square feet), and associated parking, landscaping, and lighting; and a Tentative Parcel Map to divide Parcel 40C into 10 parcels ranging in size from 0.21 acres to 7.27 acres. Applicant: GVSW Roseville, LLC. (La Torra)

Project Planner, Gina LaTorra, presented the staff report and responded to questions.

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

Applicant, Marcus J. Lo Duca, Sandberg, Lo Duca & Aland, LLP, 3300 Douglas BI; Suite 365 Roseville, CA 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:

- Concerns about number comparisons on parking spaces, Exhibit "B";
- Commissioners all pleased with the restaurant designs;
- Suggestion to have a safe method for pedestrians to get to Galleria Mall from Gibson Drive. Marcus Lo Duca stated there are 2 possible locations for bridge crossings to mall being considered;
- Commissioners questioned about peak times throughout the year and will the properties look into shuttle services to the mall from the hotels? Marcus Lo Duca stated he will pass along suggestion to hotel operators;
- Discussion about conference center and how this project will help build access to the conference center. Also a clever concept on design to utilize the space under power lines for parking.

• Keith Kaplan commented on item for pedestrian bridge to the mall, working internally to become a possibility; It has not been overlooked and will bring back to corporate.

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

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Dugan, to Adopt the seven (7) findings for adoption of the Negative Declaration; Adopt the Negative Declaration; Adopt the two findings of fact for the Major Project Permit (Stage One); Adopt the two findings of fact for the Major Project Permit (Stage Two); Approve Stage One and Stage Two of the Major Project Permit with 103 conditions of approval, with modifications to condition #31; Adopt the three (3) findings of fact for the Tentative Parcel Map; Approve the Tentative Parcel Map with 72 conditions of approval, with modifications to condition #12 as submitted in the Staff Report.

MPP-000016

31. Roseville Parkway shall be improved to extend the auxiliary right turn lane from the eastern property line Gibson Drive east approximately 200-feet east of the property line. This site shall obtain access from Roseville Parkway through a standard A-7 driveway with a minimum required throat depth of 175-feet. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)

SUB-000103

12. Roseville Parkway shall be improved to extend the auxiliary right turn lane from the eastern property line. Gibson Drive east approximately 200-feet east of the property line. This site shall obtain access from Roseville Parkway through a standard A-7 driveway with a minimum required throat depth of 175-feet. An 8-foot pedestrian path shall be constructed along the entire frontage. (Engineering)

The motion passed with the following vote:

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

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Commissioner Cannon commented that the light changes without being tripped by a car or a pedestrian at New Meadows & Blue Oaks. Staff replied that all lights do cycle at times, yet will make sure the light is synced correctly.
- Discussion followed about minimal power outages occurred from Friday, January 4 storms.
- Commission Brewer asked when Crush 29 parking lot situation will be reviewed. Staff replied that it is scheduled for next meeting, currently waiting on surveys from property owner.
- Commissioner Cannon requested Conference Center update. Staff replied that an extension on the Major Project Permit has been submitted which they will see on the consent calendar, building permits submitted for Embassy Suites-no fees paid yet.
- Commissioner Hinkle requested update on lighting on Spaghetti Factory from previous meetings, staff had sent letter to property owner and not had a response, will follow up.

ADJOURNMENT

Chair Clark 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 24, 2008. The motion passed unanimously at 8:08 PM.