

PLANNING & REDEVELOPMENT

311 Vernon Street Roseville, CA 95678 (916) 774-5276

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA PLANNING COMMISSION MEETING JANUARY 10, 2008 7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Rex Clark, Chair Donald Brewer, Vice-Chair Sam Cannon Robert Dugan Gordon Hinkle Kim Hoskinson Audrey Huisking

STAFF:

Paul Richardson, Director, Planning & Redevelopment Chris Burrows, Senior Planner Gina La Torra`, Associate Planner Elisa Reynolds, Associate Planner Chris Kraft, Engineering Manager Bob Schmitt, Assistant City Attorney Brandy LeBeau, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on <u>any</u> item or under Oral Communications are <u>limited to five (5) minutes</u>, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

IV. CONSENT CALENDAR

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission or the staff. Any item removed will be considered following old business.

A. MINUTES OF DECEMBER 13, 2007.

V. NEW BUSINESS

- 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)
- 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)

VI. REPORTS/COMMISSION/STAFF

VII. <u>ADJOURNMENT</u>

The applicant or applicant's representative must be present at the hearing. Notes:

- Complete Agenda packets are available for review at the main library or in the Planning Department. (2)
- All items acted on by the Planning Commission may be appealed to the City Council.
- (3) (4) (5) No new items will be heard after 10:00 p.m.
- No smoking permitted in Council Chambers.
- All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning (6) beginning at 9:00 a.m. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
- If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance. (7)
- The Commission Chair may establish time limits for testimony. (8)

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.