

### **PLANNING & REDEVELOPMENT**

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

# AGENDAS ARE AVAILABLE ON THE INTERNET AT <u>WWW.ROSEVILLE.CA.US</u>

# AGENDA PLANNING COMMISSION MEETING FEBRUARY 11, 2010 7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

#### PLANNING COMMISSIONERS:

Sam Cannon, Chair Audrey Huisking, Vice-Chair Don Brewer Robert Dugan Gordon Hinkle Kim Hoskinson David Larson

#### STAFF:

Paul Richardson, Director Chris Burrows, Senior Planner Mike Isom, Senior Planner Ron Miller, Associate Planner Chris Kraft, Engineering Manager Bob Schmitt, Assistant City Attorney Carmen Bertola, 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 JANUARY 28, 2010.

B. DESIGN REVIEW PERMIT MODIFICATION & TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BL – NRSP PCL WW-41, PASEO DEL NORTE - FILE# 2005PL-026; PROJECT # DRP-000318 & SUB-000140. The applicant requests approval of a Design Review Permit Modification and Tentative Subdivision Map to merge and re-subdivide 87 townhouse lots approved for 3-story units into 66 lots with 2-story units. Applicant/Owner: K. Hovnanian Forecast Homes Northern, Inc., Richard Balestreri. (Miller)

# V. NEW BUSINESS

A. DEVELOPMENT AGREEMENT AMENDMENT AND MAJOR PROJECT PERMIT MODIFICATION – 200 GIBSON DRIVE – NCRSP PCL 40C HIGHLAND VILLAGE – FILE #2010PL-009 (DA-000045 & MPP-000030). The applicant requests revisions to the Development Agreement and Major Project Permit conditions of approval for the Highland Village project pertaining to the requirement to contribute toward the cost of a future pedestrian bridge linking Parcel 40 to the Galleria Mall. The applicant seeks approval to defer payment of Parcel 40C's pro-rata share to future building permits on Parcel 40C. Applicant/Owner: David Glimcher, GVSW Roseville, LLC. (Isom)

#### VI. REPORTS/COMMISSION/STAFF

#### VII. **ADJOURNMENT**

(1) (2) Notes:

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

All material 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 material 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.