



Planning Commissioners Present: Donald Brewer, Robert Dugan, Gordon Hinkle,
Audrey Huisking, David Larson

Planning Commissioners Absent: Sam Cannon – Excused; Kim Hoskinson – Excused.

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Mike Isom, Senior Planner
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JANUARY 28, 2010.

IV B. DESIGN REVIEW PERMIT MODIFICATION & TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BL – NRSP PCL WW-41 PASEO DEL NORTE - FILE # 2005PL-026 (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: Joe Chretien, K Hovnanian Forecast Homes Northern, Inc. Property Owner: Richard Balestreri, K Hovnanian Forecast Homes Northern, Inc. (Miller)

MOTION

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

The motion passed with the following vote:

Ayes: Dugan, Brewer, Larson, Huisking

Noes:

Abstain: Hinkle

Commissioner Hinkle abstained due to his absence from the meeting of January 28, 2010.

NEW BUSINESS

V-A. DEVELOPMENT AGREEMENT AMENDMENT & MAJOR PROJECT PERMIT MODIFICATION – 200 GIBSON DRIVE (NCRSP PARCEL 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 (NCRSP Parcel 40C) pertaining to: 1) the timing of payment for the project's contribution toward the cost of future pedestrian bridges linking Parcel 40 to the Galleria Mall; and, 2) the timing of installation of electric circuits necessary to serve full buildout of Parcel 40C. Applicant – David Glimcher, owner – GVSW Roseville, LLC; Balogh-Glimcher Family Prehm, LLC; ABA-Roseville, LLC. (Isom)

Senior Planner, Mike Isom, presented the staff report and responded to questions.

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

Marcus Lo Duca, Lo Duca & Avdis, Roseville, representing the applicant, David Glimcher, 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:

- Deferred Agreement language;
- Bridge design;
- Bridge costs and inclusion of Army Corps permits.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Larson, to Adopt the two findings of fact for the Major Project Permit Modification; Approve the Major Project Permit Modification; Recommend the City Council adopt the five (5) findings of fact for the Development Agreement Amendment; and, Recommend the City Council approve the Development Agreement Amendment, as submitted in the staff report.

The motion passed with the following vote:

Ayes: Dugan, Larson, Brewer, Hinkle, Huisking

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- February 25, 2010 Planning Commission is cancelled.

Questions from Commission:

- Intersection of Cirby and Sunrise; specifically Cirby's westbound traffic lanes that turn onto northbound Sunrise Ave; there are no white lines, and the turn seems confusing. (Staff to investigate.)

ADJOURNMENT

Acting Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of March 11, 2010. The motion passed unanimously at 7:23 PM.