



Planning Commission Meeting
December 14, 2017 – 7:00 p.m.
Approved Minutes

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CITY CLERK DEPARTMENT
ROSEVILLE, CA

I. ROLL CALL

Planning Commissioners Present

Bruce Houdesheldt, Chair
Krista Bernasconi
Erich Brashears
Justin Caporusso
Charles Krafka
Tracy Mendonsa

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Rich Plecker, Environmental Utilities Director
Dale Olson, Principal Engineer
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Joseph McCaslin, Vice-Chair, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Brashears led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened and closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Houdesheldt asked if anyone wished to remove any of the items from the Consent Calendar for discussion. Hearing none, Chair Houdesheldt asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF NOVEMBER 9, 2017

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Bernasconi, to approve the Minutes of November 9, 2017.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Caporusso, Krafka, Mendonsa

Noes: None

Abstain: Houdesheldt

V. NEW BUSINESS

A. NIPA PCL 56 – AUTONATION COLLISON CENTER – 888 INDUSTRIAL AV – FILE # PL 17-0193

Associate Planner, Gina McColl, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and the audience.

Representative for the applicant, Lule Hoda, Santec, addressed the Commission and responded to questions. She stated she had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Describe the timeframe for the project

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

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner Brashears, to

- A. Adopt the three (3) findings of fact for the Conditional Use Permit subject to ten (10) conditions of approval; and,
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification subject to sixty (60) conditions of approval.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Caporusso, Krafka, Mendonsa, Houdesheldt

Noes: None

Abstain: None

B. NCRSP PCL 49A – FREEDOM POINT PARCELS, 1, 2 & 5 – 1928 FREEDOM WAY – FILE # PL17-0055.

Associate Planner, Gina McColl, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and audience.

Applicant, Neal Deridder, Borges Architectural Group, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Traffic analysis discussion.
- Have the tenants been identified?
- Will access to new development be through Freedom Way or Thrive Drive?
- Has a parking arrangement been reached?
- Can a drive through be something other than a fast food restaurant?

- Why is a plan that was approved a few years ago by the Planning Commission being returned to the Planning Commission with changes to the approved plan?

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

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Brashears, to

- Consider the Addendum to the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration;
- Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval; and,
- Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-eight (78) conditions of approval.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Caporusso, Krafka, Mendonsa, Houdesheldt

Noes: None

Abstain: None

C. NRSP PCLS DC-9A & DC-9B – DIAMOND CREEK DEVELOPMENT AGREEMENT EXTENSION – 1 MOONROCK RANCH ROAD – FILE # PL17-0215.

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and the audience.

Applicant, Stephen Des Jardins, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Since a few of the details have not been worked out on the Development Agreement Amendment, if the Planning Commission adopted the proposed finding of facts would anything in the finding of facts change before it went to City Council? Answer from staff was "no" since the substance of the deal has been agreed to.
- What is the long-term use of the land?

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

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Mendonsa, to recommend the City Council adopt the five (5) findings of fact for the Development Agreement Amendment and approve the Development Agreement Amendment.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Caporusso, Krafka, Mendonsa, Houdesheldt

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The Planning Commission meeting scheduled for January 11, 2018 will be cancelled due to a lack of agenda items.
- A Planning Commission meeting is planned for January 25, 2018.

Commissioner Reports

- None

VII. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Mendonsa, to adjourn to the meeting.

The motion passed unanimously at 7:55 p.m.