Planning Commission Meeting
October 12, 2017 – 7:00 p.m.
Approved Minutes

I. ROLL CALL

Planning Commissioners Present
Bruce Houdesheldt, Chair
Joseph McCaslin, Vice-Chair
Krista Bernasconi
Justin Caporusso
Charles Krafka
Tracy Mendonsa

Staff Present
Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Julie Pistone, Recording Secretary

Planning Commissioners Absent
Erich Brashears, *Excused*

II. PLEDGE OF ALLEGIANCE

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

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt 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.

Commissioner Caporusso requested to hear the minutes separately.

A. MINUTES OF SEPTEMBER 22, 2017

Chair Houdesheldt asked for a motion to approve the Minutes of September 22, 2017:

MOTION
Commissioner Bernasconi made the motion, which was seconded by Commissioner Caporusso, to approve the Minutes of September 22, 2017.

The motion passed with the following vote:
Ayes: Bernasconi, Caporusso, Krafka, Mendonsa, Houdesheldt
Noes: None
Abstain: McCaslin

B. MINUTES OF SEPTEMBER 28, 2017

Chair Houdesheldt asked for a motion to approve the Minutes of September 28, 2017:

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to approve the Minutes of September 28, 2017.

The motion passed with the following vote:
Ayes: Krafka, McCaslin, Mendonsa
Noes: None
Abstain: Bernasconi, Caporusso, Houdesheldt

V. NEW BUSINESS

A. NCRSP PCL44 – BROADSTONE/HOLDEN APARTMENT COMPLEX AND ASSISTED LIVING FACILITY – 1035 ROSEVILLE PW – FILE # PL17-0132.

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/or audience.

George Phillips, Phillips Land Law, Inc., representing the applicant, 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.

Applicant, Peter Solar, Alliance Realty Partners, LLC, 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:
- The name Broadstone could be associated with Folsom and might lead to some confusion
- Emergency access on Gibson Drive
- What constitutes "market rate" rents
- Acceleration & deceleration of traffic on Gibson at the project driveways
- Condition 9 – Residents will pay school fees, commercial rate vs. resident rate
- Lack of sidewalks on the property across from Gibson Drive
- Estimate of how many jobs this project will generate
- Spacing of the 3 driveways on Roseville Parkway
- Types and size of trees on the property

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

MOTION
Commissioner Bernasconi made the motion, which was seconded by Commissioner McCaslin, to adopt the Negative Declaration; recommend the City Council approve the General Plan Amendment; adopt the four (4) findings of fact and approve the Design Review Permit subject to one-hundred-one (101) conditions of approval; adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-four (54) conditions of approval as submitted in the staff report.

The motion passed with the following vote:
Ayes: Bernasconi, Caporusso, Krafka, McCaslin, Mendonsa, Houdesheldt
Noes: None
Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- City Council denied the appeal and upheld the Planning Commission recommendation on Fiddyment Plaza that was heard in late August. The project was approved.
- Three items coming before the Planning Commission on November 9, 2017.

Commissioner Reports

- Commissioner Caporusso thanked staff for putting together the Planning Commission City Tour in September.
- Chair Houdesheldt noticed the traffic flowing smoothly around John Adams Academy.

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 the meeting.

The motion passed unanimously at 7:45 p.m.