Planning Commission Meeting
July 27, 2017 – 7:00 p.m.
Approved Minutes

I. ROLL CALL

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

Planning Commissioners Absent
Charles Krafka, *Excused*

Staff Present
Greg Bitter, Planning Manager
Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Tricia Stewart, Senior Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

II. PLEDGE OF ALLEGIANCE

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

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Greg Bitter referred the Commissioners to the Change Page provided for item IV. B. He requested that when making the motion that the revision to condition of approval number 2 be included.

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

A. <u>MINUTES OF JUNE 22, 2017</u>
B. <u>NIPA PCL 50 – OFFICE CONDO CONVERSION – 9001 FOOTHILLS BLVD – FILE # PL17-0137</u>

MOTION
Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar items with the revision to condition of approval number 2 of item IV.B.

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

V. NEW BUSINESS

Chair Bernasconi informed those in attendance that Item V.C. INFILL PCL 241 – John Adams Academy Multi-Purpose Building DRP Mod – File # PL15-0283 would be heard after Item V.A. INFILL PCL 187 – McDonald's Rebuild & Parking Reduction – File # Pl17-0028.

A. **INFILL PCL 187 – MCDONALD'S REBUILD & PARKING REDUCTION – 120 HARDING BLVD. – FILE # PL17-0028.**

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Representative for the applicant, Robert Forloine, 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.

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

Commission Discussion:

- Construction timeframe.
- Appreciation to McDonald's for reinvesting into the City of Roseville.

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to

A. Adopt the four findings of fact for the Design Review Permit and approve the Design Review Permit subject to eighty-two (82) conditions of approval; and,
B. Adopt the three findings of fact for the Administrative Permit and approve the Administrative Permit subject to three (3) conditions of approval.

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

C. **INFILL PCL 241 – JOHN ADAMS ACADEMY MULTI-PURPOSE BUILDING DRP MOD– 1 SIERRA GATE PLAZA – FILE # PL15-0283.**

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Representative for applicant, Marcus Lo Duca, 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.

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

Commission Discussion:

- What will be the uses of the two rooms in the proposed multi-purpose building?
- Where do current after-school activities take place?
- Where is graduation held?
- The tree that is being removed was it previously planted as a tree mitigation measure?
- Does school staff help with traffic movement?
- Traffic discussion.
- Thank you to staff for working with John Adams Academy and surrounding businesses to improve the traffic flow. A noticeable improvement has been seen.

MOTION

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

A. Adopt the Mitigated Negative Declaration;

B. Adopt the two findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to seventy-eight (78) conditions of approval; and

C. Adopt the two findings of fact for the Tree Permit and approve the Tree Permit subject to twenty-one (21) conditions of approval.

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

B. <u>WRSP PCL W-32, W-33, 2-54 VILLAGE CENTER RZ, GPA, SPA, DAA, TENTATIVE PARCEL MAP AND TENTATIVE SUBDIVISION MAPS – 2300, 2350 & 2400 PLEASANT GROVE BLVD. – FILE # PL17-0058.</u>

Planning Manager, Kathy Pease, introduced Senior Planner, Tricia Stewart.

Ms. Stewart presented the staff report and responded to questions.

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

Representative for the applicant, Marcus Lo Duca, 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.

Loren Cook and Cliff Haggenjoss spoke in favor of the project.

Chair Bernasconi closed the Oral Communication.

Public Comment:

- Appreciation was expressed to the developer for listening and responding to the concerns of neighbors.
- Viable plan for the land.

Commission Discussion:

- Appreciation was extended to the Neighborhood Associations and applicant for working together.
- Oakmont of Roseville II's investment was acknowledged.

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

MOTION
Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to

A. Consider the Addendum to the West Roseville Specific Plan Final EIR;
B. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
C. Recommend that the City Council approve the General Plan Amendment;
D. Recommend the City Council approve the amendments to the West Roseville Specific Plan;
E. Recommend that the City Council adopt the five (5) findings of fact and approve the 8th Development Agreement Amendment related to the West Roseville Specific Plan;
F. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval;
G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-28) subject to fifty-nine (59) conditions of approval; and
H. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-29) subject to fifty-nine (59) conditions of approval.

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

VI. REPORTS: COMMISSION/STAFF

A. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

MOTION
Commissioner Caporusso made the motion, which was seconded by Commissioner McCaslin, to appoint Commissioner Houdesheldt as the Planning Commission Chair.

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

MOTION
Commissioner Houdesheldt made the motion, which was seconded by Commissioner Caporusso, to appoint Commissioner McCaslin as the Planning Commission Vice-Chair.

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

B. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE

MOTION
Commissioner Caporusso made the motion, which was seconded by Commissioner Houdesheldt, to appoint Commissioner Mendonsa as the Design Committee Representative.

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

MOTION
Commissioner Houdesheldt made the motion, which was seconded by Commissioner Caporusso, to appoint Commissioner Brashears as the Design Committee Alternate.

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

Staff Reports

- Thank you was extended to Chair Bernasconi for service as Planning Commission Chair for the past two years.

- There will be a Planning Commission meeting on August 10.
- An update on the Marijuana Ordinance was given.
- Commissioner McCaslin and Commissioner Krafka have each been appointed to the Planning Commission for an additional 4-year term.
- Planning Commissioners were invited to Ron Miller's retirement celebration.

Commissioner Reports

- Chair Bernasconi was appointed as the Chair of the Community Priorities Advisory Committee.
- It was requested that staff look into the renaming of HP Way.
- Staff was asked if a park had be named in Nela Luken's honor.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by, Commissioner Caporusso to adjourn to the meeting in Nela Luken's honor.

The motion passed unanimously at 8:24 p.m.