



**Planning Commission Meeting
June 22, 2017 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Erich Brashears
Justin Caporusso
Charles Krafka
Joseph McCaslin
Tracy Mendonsa

Staff Present

Greg Bitter, Planning Manager
Ron Miller, Associate Planner
Tara Gee, Park Planning & Development Superintendent
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

None

II. PLEDGE OF ALLEGIANCE

Commissioner McCaslin 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

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

Commissioner Caporusso requested that the items be discussed separately.

A. MINUTES OF MAY 25, 2017

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Mendonsa, to approve Item IV. A. of the Consent Calendar item.

The motion passed with the following vote:

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

Noes: None

Abstain: Caporusso

B. DEVELOPMENT AGREEMENT AMENDMENT – WEST ROSEVILLE SPECIFIC PLAN (WRSP) FIDDYMENT RANCH DA AMENDMENT #7 – 4270 CRAWFORD PARKWAY – FILE # PL16-0442

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Mendonsa, to approve the Consent Calendar item.

The motion passed with the following vote:

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

Noes: None

Abstain: None

V. NEW BUSINESS

A. INFILL PCL 326 – VERIZON WIRELESS MONOPOLE CUP EXTENSION – 1550 MAIDU DRIVE ADDRESS – FILE # PL 17-0027.

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.

Applicant, Aaron Delao, 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.

The following resident spoke in opposition:

- Steve Saxton

Public Comment:

- Have alternate sites for the location of equipment been looked at?
- The radius list for the Public Notice was too narrow.
- Area of current AT & T equipment is visually unpleasing.
- Concerns with lack of landscaping.

Commission Discussion:

- Improvement and serviceability discussion.
- Lease terms.
- Is there a public benefit? Free Wi-Fi to public?
- Is there a public safety (fire, police) benefit?
- Is there a hole in coverage? Will service area increase?
- Will the new site be fenced similar to the AT & T site?
- Landscaping concerns.

- What is next - other providers?
- When was the AT & T equipment installed?
- Is it possible to cover the equipment with different materials?
- Will this pole provide a future place for another carrier?
- Why is this height necessary?
- High voltage towers.
- Did staff look other areas to place equipment?

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Mendonsa, to:

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Extension; and, approve the Conditional Use Permit Extension subject to the seven (7) conditions of approval.

The motion passed with the following vote:

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

Noes: None

Abstain: None

B. INFILL PCL 241 – JOHN ADAMS ACADEMY MULTI-PURPOSE BUILDING DESIGN REVIEW PERMIT MODIFICATION AND TREE PERMIT – 1 SIERRA GATE PLAZA – FILE # PL15-0283.

Staff requested that this item be continued to the July 27, 2017 Planning Commission Meeting.

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner McCaslin, to continue the Infill PCL 241 – John Adams Academy Multi-purpose Building Design Review Permit Modification and Tree Permit item until the July 27, 2017 Planning Commission Meeting.

The motion passed with the following vote:

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

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The City Council has appointed members to the Communities Priorities Advisory Committee. The first meeting is scheduled for July 12, 2017.

- The City Council approved the Kaiser project. Commissioners should have received invitations to the groundbreaking ceremony.
- In the near future, staff will be providing an informational report on SB649 wireless telecommunications facilities.
- The City is moving to electronic agendas and staff reports for all City Commissions and Committees. Changes to the Planning Commission packet will be appearing in late 2017/early 2018.
- Ron Miller last Planning Commission Meeting will be July 27, 2017 as he will be retiring in early August.

Commissioner Reports

- Commissioner Mendonsa requested that staff verify the RCONA contacts.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner McCaslin, to adjourn to the meeting.

The motion passed unanimously at 7:56 p.m.