



**Planning Commission Meeting
May 25, 2017 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

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

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Joe Speaker, Deputy City Attorney II
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Justin Caporusso, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Mendonsa 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.

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF MAY 11, 2017

MOTION

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

The motion passed with the following vote:

Ayes: Brashears, Krafka, Mendonsa, Bernasconi

Noes: None

Abstain: Houdesheldt, McCaslin

V. NEW BUSINESS

**A. SVSP PCL DF-40, DF-41 & DF-42 – BASELINE MARKETPLACE MPP STAGE 1 & 2
EXTENSION – 5000 BASELINE ROAD – FILE # PL17-0056.**

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, Nick Alexander, NG Alexander Real Estate Development, 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.

The following Placer County residents spoke regarding concerns with the project:

- Pete Kary and Cathy Vasquez

Public Comment:

- Increased traffic, possible traffic congestion.
- Will traffic light be installed?
- Increased noise.
- Lighting concerns. Will lighting from stores be angled as lights may shine into homes?
- Possible increases in HOA fees due to landscaping damage caused by vehicle accidents.
- Widening of roadway.
- Changes will impact neighbors.
- Values of homes may decrease due to construction of Baseline Marketplace.
- Will homeowners be compensated for loss of land easement?
- Who will maintain the roadway – Placer County or City of Roseville?

Commission Discussion:

- Photometric study.
- Widening of roadway.
- Placer County versus City of Roseville responsibilities.

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. Consider the previously approved Negative Declaration; and,
- B. Adopt the two (2) findings of fact for the Major Project Permit Extension and approve the Major Project Permit Extension subject to two (2) conditions of approval.

The motion passed with the following vote:

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

Noes: None

Abstain: None

B. NWRSP PCL 46 SIKH TEMPLE DRP & VM – 1090 MAIN STRET – FILE # PL15-0338.

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, Dr. Gurinder Kanwar, 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:

- Is traffic concentrated during peak periods?
- Traffic study discussion.
- Are there dedicated turn lanes into parking lot?
- Currently, lane striping on Main Street is faded.
- Are there one (1) story homes in the Foothill American Dream subdivision?
- What is the scale of the dome and finial? Is it in line with other sites of worship?
- What is the use of the second floor of the building?
- Will the site be rented out?
- Who stays in the dwelling units?
- Attractive design – nice aesthetic features – different but not out of place.
- What is the floor ratio?

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

MOTION

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

- A. Adopt the Negative Declaration;
- B. Adopt the two findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-four (94) conditions of approval, with modification to condition 2 and the addition of condition 94 as stated below;
- C. Adopt the three findings of fact for the Variance and approve the Variance;
- D. Adopt the two findings of fact for the Tree Permit and approve the Tree Permit subject to twenty-one (21) conditions of approval; and,
- E. Adopt the four findings of fact for the Voluntary Merger and approve the Voluntary Merger subject to 11 conditions of approval.

DRP Condition 2. The project is approved as show in Exhibits A – J, and as conditioned or modified below. Building plans submitted for building permit plan check shall conform to Revised Exhibit D (Elevations), which are Sheet Nos. A3.0.0 and A3.1.0 dated 05/25/2017. (Planning)

DRP Condition 94. The developer shall continue to convey historic 100-year overland release flows from the subdivision to the west through the project site. A private overland drainage easement or a private agreement granting overland drainage release rights shall be recorded against the property and to the benefit of the subdivision to the west of the project site. (Engineering)

The motion passed with the following vote:

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

Noes: None

Abstain: None

C. MARIJUANA REGULATIONS – CITY-WIDE ORDINANCE AMENDMENT– FILE # PL17-0127.

Planning Manager, Greg Bitter, presented the staff report and responded to questions. Deputy City Attorney Joe Speaker also responded to questions.

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

Public Comment:

- None

Commission Discussion:

- How do these regulations line up with Federal laws?
- Any change in dispensaries?

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

MOTION

Commissioner McCaslin, made the motion, which was seconded by Commissioner Krafka, to:

- A. Recommend that the City Council amend Title 19 – Zoning, of the Roseville Municipal Code, Chapters 19.62 (Marijuana Dispensaries) and 19.63 (Marijuana Cultivation) to provide regulations related to the non-medical use and cultivation of marijuana.

The motion passed with the following vote:

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

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The Planning Commission will not meet on June 8, 2017 or July 13, 2017.
- The Planning Commission Tour is set for Friday, September 22, 8:45 to 11:00 a.m.

Commissioner Reports

- Voting order discussion.
- Campus Oaks/HP Way left turn pocket and construction discussion.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 8:16 p.m.