Planning Commission Meeting
February 23, 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
Derek Ogden, Senior Planner
Ron Miller, Associate Planner
Michelle Sheidenberger, Assistant City Attorney
Lea Estrada, Recording Secretary

Planning Commissioners Absent
None

II. PLEDGE OF ALLEGIANCE

Woodcreek student, Noah, 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 Houdesheldt requested **IV. B. SIXTH (6TH) DEVELOPMENT AGREEMENT AMENDMENT QIP – HP CAMPUS OAKS – 9100 FOOTHILLS BLVD. – FILE # PL16-0443** be pulled from the Consent Calendar.

Chair Bernasconi stated that **IV. B.** would be heard after a motion had been made and carried to approve the remainder of the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 9, 2017

MOTION
Commissioner Mendonsa made the motion, which was seconded by Commissioner Houdesheldt, to approve Item IV.A. as listed on the Consent Calendar.

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

Commissioner Bernasconi requested that staff give their presentation on item **IV. B. SIXTH (6TH) DEVELOPMENT AGREEMENT AMENDMENT QIP – HP CAMPUS OAKS – 9100 FOOTHILLS BLVD. – FILE # PL16-0443**

Planning Manager, Greg Bitter, presented the staff report and responded to questions.

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

Applicant representative, Jim Wiley of Taylor & Wiley, addressed the Commission and said he was available to respond to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

No public comments were received on this project.

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

MOTION
Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin to recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment for Quality Investment Properties (Sixth Amendment).

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

V. NEW BUSINESS

A. STONERIDE PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTURAY BUILDING – 1001 STONE CANYON DR. – FILE # PL16-0366.

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, Rev. Dr. Christopher Flesoras 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.

Commission Discussion:

- Drainage questions.
- Discussion regarding erosion and debris washing into streets with large rain events.
- Has Lifetime Fitness caused impact on the church's parking?

No public comments were received on this project.

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

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

A. Adopt the two findings of fact for the Design Review Permit Modification;
B. Approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval;
C. Adopt the two findings of fact for the Tree Permit; and,
D. Approve the Tree Permit subject to twenty-one (21) conditions of approval.

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

- Welcome and thank you to Lea Estrada for staffing tonight's meeting. Development Services is currently cross-training administrative staff to staff Planning Commission and Design Committee meetings.

- Greg Bitter provided Commissioners with a packet containing an overview of the Development Services Department. A similar packet was previously provided to Councilmembers.

- Planning Commission meetings will be held on March 9 and March 23.

Commissioner Reports
None

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

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

The motion passed unanimously at 7:30 p.m.