



**Planning Commission Meeting
January 26, 2017 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
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
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

None

II. PLEDGE OF ALLEGIANCE

Commissioner Houdesheldt 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 DECEMBER 8, 2016

MOTION

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

The motion passed with the following vote:

Ayes: Caporusso, Krafka, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: Houdesheldt

V. NEW BUSINESS

**A. NERSP PCL 15 – ADVENTIST HEALTH HEADQUARTERS – 1400 STONE PONT DR.
– FILE # PL 16-0254**

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, David Powlen, 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 there a reciprocal parking agreement with adjoining properties?
- Will there be shared driveways?
- What types of questions were raised at the Neighborhood meetings?
- How many people were in attendance at the Neighborhood meetings?
- Elevation and landscaping discussion.
- Is the United Auburn Indian Community in agreement with the revised mitigation?
- Has there been any Native American artifacts found in the area?

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

MOTION

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

- A. To adopt the Negative Declaration, as shown in Exhibit A, and find that the updates to mitigation measure NERSP EIR – Chapter 16, Cultural Resources: “Stop Work if Cultural Resources are Discovered During Construction” are equivalent or more effective than the existing mitigation and will not cause any potentially significant effects on the environment;
- B. Adopt the two (2) findings of fact for the Major Project Permit Modification (Stage 1);
- C. Approve the Major Project Permit Modification (Stage 1) subject to the one hundred six (106) conditions of approval;
- D. Adopt the two (2) findings of fact for the Major Project Permit (Stage 2); and,
- E. Approve the Major Project Permit (Stage 2) subject to the same one hundred six (106) conditions of approval.

The motion passed with the following vote:

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

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The next three Planning Commission Meeting will have items.
- Eric Brashear has been appointed to the Planning Commission. He will be in attendance at the February 9, 2017 meeting.

Commissioner Reports

- Question regarding the City's Aquifer Storage and Recovery (ASR) program.
- Staff was complimented on their continued efforts with the Highland Reserve neighborhood.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 7:44 p.m.