Planning Commission Meeting
January 25, 2018 – 7:00 p.m.
Approved Minutes

I. CALL TO ORDER

II. ROLL CALL

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

Staff Present
Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Lauren Hocker, Associate Planner
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent
Krista Bernasconi, *Excused*

III. PLEDGE OF ALLEGIANCE

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

IV. PUBLIC COMMENT

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

V. CONSENT CALENDAR

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

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

A. MINUTES OF DECEMBER 14, 2017

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

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

As the applicant was not in attendance, Chair Houdesheldt requested that Item 7. Reports: Commission/Staff be heard prior to Item 6.

VI. REPORTS: COMMISSION/STAFF

Staff Reports:

- Staff provided an update on the Villa Sport project construction.
- There may be a February 8, 2018 Planning Commission Meeting, if the I-80 and SR 65 Interchange Tree Permit is not heard tonight.
- There is a possibility that there will be a February 22, 2018 Planning Commission Meeting.
- John Adams Academy multi-purpose room is under construction.

Commission Reports:

- Traffic flow on Harding Blvd. and Lead Hill has improved.
- An update on the McDonald's project was requested. Mr. Bitter indicated building permits for the McDonald's on Harding Blvd. are under review.
- Are there any rental housing projects being proposed? Mr. Bitter indicated that there are several new apartment complexes under construction (at Blue Oaks and Orchard View, and in the Campus Oaks area) and that developers have expressed some interest in housing sites in west Roseville.

Chair Houdesheldt requested a recess at 7:16 p.m.

The Planning Commission meeting resumed at 7:28 p.m.

VII. REPORTS/PRESENTATIONS

A. I-80 AND SR 65 INTERCHANGE TREE PERMIT – FILE # PL17-0353

Staff reported that they were unable to contact the applicant but that staff is comfortable with presenting the item and responding to questions the Planning Commission may have.

MOTION
Commissioner Caporusso made a motion that the item be continued to a time when the applicant could be present. The motion failed for lack of a second.

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Mike Garabedian, Placer Group Sierra Club, spoke in opposition to the project.

- He requested that the City make an effort to retain trees.

While Mr. Garabedian was providing public comment, the applicant arrived. Chair Houdesheldt asked if Mr. Garabedian would be willing to allow the applicant to address the Commission. Mr. Garabedian agreed.

Applicant, Luke McNeel-Caird, Placer County Transportation Planning Agency, 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.

Mr. Garabedian returned to the podium.

- He requested that the removed trees which are adjacent to surrounding neighborhoods be replaced in the project area.

- If the reason for the removal of trees is for construction, then the stream banks need to be protected.
- He stated that Tree #151 and Tree #108 should not be removed.
- He would like the opportunity to work with staff to identify trees that could be saved. Chair Houdesheldt asked if staff had a response. Ms. Hocker indicated that the plans had been reviewed and all removals were found to be necessary, that Tree #152 is in the City of Rocklin and is not part of the City Tree Permit, and that Tree #108 was not being removed. She also indicated when the entire interchange project was complete there would be revegetation, just not with the City's oak tree mitigation—that would occur elsewhere.

Commission Discussion:

- Explain how it is possible to adopt a Tree Permit on a project that has already been approved. Ms. Hocker explained that the City was acting as a Responsible Agency, not the Lead Agency. The City is issuing a permit to ensure mitigation takes place.
- What would happen if the Planning Commission chose to deny the permit? Ms. Hocker indicated that the City would be standing in the way of implementing mitigation for a project which already went through a lengthy public input process, including hearings and an Environmental Impact Report. Mr. Bitter indicated the City is a member agency of the Placer County Transportation Planning Agency and has been involved in that public process throughout.

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

MOTION

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

A. Consider the Environmental Impact Report; and,
B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Krafka, McCaslin, Mendonsa, Houdesheldt
Noes: None
Abstain: None

VIII. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 7:50 p.m.