



**Planning Commission Meeting  
March 10, 2016 – 7:00 p.m.  
Approved Minutes**

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**I. ROLL CALL**

**Planning Commissioners Present**

Krista Bernasconi, Chair  
Bruce Houdesheldt, Vice-Chair  
Justin Caporusso  
Julie Hirota  
Charles Krafka  
Joseph McCaslin

**Staff Present**

Kathy Pease, Planning Manager  
Derek Ogden, Senior Planner  
Gina McColl, Associate Planner  
Wayne Wiley, Associate Planner  
Chris Kraft, Engineering Manager  
Michelle Sheidenberger, Assistant City Attorney  
Lupe Nelson, Recording Secretary

**Planning Commissioners Absent**

David Larson, *Excused*

**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 item IV-B. **MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421** be pulled from the Consent Calendar.

Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

**A. MINUTES OF FEBRUARY 25, 2016**

**MOTION**

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

The motion passed with the following vote:

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

Noes: None

Abstain: None

**B. MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421**

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Applicant, Karenda MacDonald, and owner, Justin Raitchel, addressed the Commission and responded to questions. They stated they were in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Parking concerns
- Business' hours of operation
- Can the applicant provide a description of the medical use?

### **MOTION**

Commissioner Caporusso made the motion, which was seconded by Commissioner Hirota, to approve the conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes: None

Abstain: None

## **V. SPECIAL PRESENTATIONS/WORKSHOP/REPORTS**

### **A. PUBLIC WORKSHOP DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) – ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047)**

Planning Manager, Kathy Pease, and Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Applicant represented by Marcus Lo Duca provided an overview of benefits of the project and transportation fees that would aid in regional traffic improvements.

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

Public Comment:

- None

Commission Discussion:

- Is a library planned for the area?
- Due to the proximity of the landfill, will odors be an issue?
- Can the Amoruso Ranch Specific Plan documents be found on the City's website?
- Is this the first plan to change the General Plan horizon date?
- What is the timing of Placer Parkway?
- Is W. Sunset a part of the annexation or the improvement plans?
- Will aquifer storage and recovery be used?

- Schools services: Elementary? Population of the high school? Timing of the construction of schools? What will be the impact to the high school?
- Is Amoruso Ranch the last piece of western development for the City?
- What will Placer Parkway look like? Number of lanes? Locally funded?
- Is a right-of-way reserved for three (3) lanes of traffic in each direction?
- What is the development construction timeframes?
- Federal permits required?
- Financed by transportation fee?

**This item was informational only.**

**VI. REPORTS: COMMISSION/STAFF**

None

**VII. ADJOURNMENT**

Commissioner Bernasconi asked for a motion to adjourn the meeting.

**MOTION**

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

The motion passed unanimously at 8:11 p.m.