



**Planning Commission Meeting
March 24, 2016 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Charles Krafka
David Larson
Joseph McCaslin

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Lauren Hocker, Associate Planner
Gina McColl, Associate Planner
Matt Todd, Associate Engineer
Joe Mandell, Sr. Deputy City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Julie Hirota, *Excused*

II. PLEDGE OF ALLEGIANCE

Nick Bernasconi 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 MARCH 10, 2016

MOTION

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

The motion passed with the following vote:

Ayes: Caporusso, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: Larson

V. NEW BUSINESS

A. TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516.

Staff requested that this item be continued to a date uncertain.

Chair Bernasconi opened the public hearing and invited comments from the audience regarding the continuance of this item. Hearing none, Chair Bernasconi closed the public hearing.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Larson, to continue Item VA. Tentative Subdivision Map and Administrative Permit – 5501 Market Street - SVSP Parcels DF-1 & DF-2 – File #PL14-0516 to a date uncertain.

The motion passed with the following vote:

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

Noes: None

Abstain: None

B. DESIGN REVIEW PERMIT MODIFICATION AND CONDITIONAL USE PERMIT – 2351 PLEASANT GROVE BL – WRSP PCL W-72 VERIZON WIRELESS ANTENNA – FILE #PL15-0393.

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, Andrew Lesa 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:

- Verizon’s innovation was recognized.

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Larson, to adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification with thirty-five (35) conditions of approval; Adopt the three (3) findings of fact for the Conditional Use Permit; and, Approve the Conditional Use Permit subject to four (4) conditions of approval.

The motion passed with the following vote:

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

Noes: None

Abstain: None

C. GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASES 2 & 3 – FILE #PL13-0318.

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

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

Applicant, Marcus Lo Duca 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:

- Will collected school fees be impacted by the change from low-density housing to age-restricted housing?
- Define low-income housing and affordable housing.
- Is Sierra Vista Specific Plan waiting for its wetland permits?

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

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Larson, to recommend that the City Council take the following actions: Consider the Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration; Approve the General Plan Amendment; Approve the Sierra Vista Specific Plan Amendment; Approve the West Roseville Specific Plan Amendment; Adopt the two (2) findings of fact and approve the Rezone; Adopt the five (5) findings of fact and approve the Westbrook Development Agreement Amendment; Adopt the five (5) findings of fact and approve the Westpark Development Agreement Amendment; Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to thirty-three (33) conditions of approval; and, Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-three (83) conditions of approval.

The motion passed with the following vote:

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

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

Commissioners were updated on items that were recommended by the Planning Commission to the City Council to approve.

- Water Efficiency Landscape Ordinance (WELO) will be effective April 16.
- Creekview Specific Plan minor entitlement unit allocation transfer approved.
- Medical Marijuana Regulations Ordinance will be effective May 6.

The Planning Commission Tour is scheduled for Friday, April 22. Meet in the Council Chambers at 8:30 a.m., board the bus, provided by Alternative Transportation, between 8:45 – 9:00 a.m. Staff is planning for a 2-hour tour to include Kaiser Permanente on Riverside, Stone Point, Adventist Health, Top Golf, Creekview Specific Plan, Amoruso Ranch Specific Plan and Westbrook Phase 1 and 2.

There will be a Planning Commission meeting on April 14. On the agenda will be Amoruso Ranch Specific Plan.

Commissioner Reports

Chair Bernasconi will be unable to attend the scheduled Planning Commission Tour on the chosen date. Commissioners requested the Tour be moved to Friday, May 20.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 7:45 p.m.