



**Planning Commission Meeting
May 26, 2016 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
David Larson

Planning Commissioners Absent

Charles Krafka, *Excused*
Joseph McCaslin, *Excused*

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Lauren Hocker, Associate Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Carl Walker, Senior Engineer, Public Works
Lupe Nelson, Recording Secretary

II. PLEDGE OF ALLEGIANCE

Commissioner Hirota 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 APRIL 14, 2016

MOTION

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

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Larson, Bernasconi

Noes: None

Abstain: None

V. NEW BUSINESS

A. FLOOD ENCROACHMENT PERMIT AND TREE PERMIT – 750 GALLERIA BLVD. – NCRSP ANTELOPE CREEK FLOOD CONTROL PROJECT – FILE #PL15-0026

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, Ken Grehm, Executive Director of Placer County Flood Control and Water Conservation District, 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:

- What are the beneficial uses of this project?

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

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Larson, to

- A. Consider the Mitigated Negative Declaration and Addendum to the Mitigated Negative Declaration;
- B. Adopt the two (2) findings of fact for the Flood Encroachment Permit;
- C. Approve the Flood Encroachment Permit subject to the nineteen (19) conditions of approval;
- D. Adopt the two (2) findings of fact for the Tree Permit; and,
- E. Approve the Tree Permit subject to twenty (20) conditions of approval.

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Larson, Bernasconi

Noes: None

Abstain: None

B. TENATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET ST. – SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516

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, Nick Alexander of NG Alexander Real Estate Development, 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:

- Explain why this item was pulled from the March 24, 2016 agenda. What modifications were made to the March 24, 2016 staff report? How were items resolved?
- Timing of Baseline Marketplace.

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

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Larson, to

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and,
- D. Approve the Tentative Subdivision Map, subject to 108 conditions of approval.

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Larson, Bernasconi

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports:

- The June 9, 2016 Planning Commission meeting will be cancelled due to a lack of agenda items.
- The June 23, 2016 Planning Commission meeting will be held.
- The Planning Commission Tour is being rescheduled. A Doodle Poll will be sent to commissioners to determine the best date.

Commissioner Reports:

- None

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 7:28 p.m.