



**Planning Commission Meeting  
December 8, 2016 – 7:00 p.m.  
Approved Minutes**

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**I. ROLL CALL**

**Planning Commissioners Present**

Krista Bernasconi, Chair  
Justin Caporusso  
Julie Hirota  
Charles Krafka  
Joseph McCaslin  
Tracy Mendonsa

**Staff Present**

Greg Bitter, Planning Manager  
Michelle Sheidenberger, Assistant City Attorney  
Lupe Nelson, Recording Secretary

**Planning Commissioners Absent**

Bruce Houdesheldt, Vice-Chair - *Excused*

**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.

Steve Borroum requested Item **B. SVSP PCL WB-25 – WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – 4051 SOLAIRE DR. – FILE # PL16-0262** be pulled from the Consent Calendar.

Chair Bernasconi stated that item IV.B. would be heard after a motion had been made and carried to approve the remainder of the Consent Calendar as listed below:

**A. MINUTES OF OCTOBER 27, 2016**

**C. INFILL PCL 226-334 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY – FILE # PL16-0138**

**MOTION**

Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to approve items IV.A and IV.C as listed on the Consent Calendar.

The motion passed with the following vote:

Ayes: Hirota, Krafka, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

Commissioner Bernasconi requested that staff give their presentation on item **IV. B. SVSP PCL WB-25 – WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – 4051 SOLAIRE DR. – FILE # PL16-0262.**

Planning Manager, Greg Bitter, presented the staff report and responded to questions.

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

Applicant representative, John Drake, addressed the Commission and stated he had received a copy of the staff report and was in agreement with staff's recommendations.

*Commissioner Caporusso arrived during the presentation.*

Steve Borroum spoke in opposition of the project

Public Comment:

- Highway 65 traffic is causing negative impacts on adjacent streets, Pleasant Grove Blvd. and Roseville Pkwy.
- Restrict number of bedrooms to one or two
- Entitlements will add to the traffic issues surrounding the project

Commission Discussion:

- Agree that the design of the house plans is consistent with the guidelines in the specific plan.
- Where do the traffic impact fees go?

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

### **MOTION**

Commissioner Krafka made the motion, which was seconded by Commissioner McCaslin, to adopt the two (2) findings of fact for the Design Review Permit for a Residential Subdivision and approve the Design Review Permit for a Residential Subdivision subject to twenty-three (23) conditions of approval.

The motion passed with the following vote:

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

Noes: None

Abstain: None

**V. NEW BUSINESS**

**A. ADVENTURE CHRISTIAN CHURCH – CHRISTMAS LIGHTING EVENT – 6041 STANFORD RANCH RD. – FILE # PL16-0354 – ITEM WITHDRAWN FROM AGENDA**

Planning Manager, Greg Bitter, explained that this project was approved at the staff level.

**VI. REPORTS: COMMISSION/STAFF**

Staff Reports

- Staff attended the Highland Reserve Neighborhood Association (HRNA) meeting to listen to continued concerns with the Parcel 49 project and Top Golf. At the HRNA meeting, individuals were provided with a non-emergency police number that would facilitate a better response. The noise study has been completed and staff is awaiting the results. Staff is working with all parties regarding the issues associated with TopGolf.
- There will not be a January 12, 2017 Planning Commission meeting. However, there will be a January 26, 2017 Planning Commission meeting.
- Staff welcomed Commissioner Mendonsa and said thank you to Commissioner Hirota for her service as a Planning Commissioner.

Commissioner Reports

- Commissioner Hirota said goodbye to staff and Commissioners.
- Commissioners shared their appreciation to Commissioner Hirota for her service as a Planning Commissioner and wished her well in her new position on the Roseville Joint Union High School District Board.

**VII. ADJOURNMENT**

Commissioner Bernasconi asked for a motion to adjourn the meeting.

**MOTION**

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

The motion passed unanimously at 7:32 p.m.