



**Planning Commission Meeting  
March 22, 2018 – 7:00 p.m.  
Draft Minutes**

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**I. ROLL CALL**

**Planning Commissioners Present**

Bruce Houdesheldt, Chair  
Joseph McCaslin, Vice-Chair  
Krista Bernasconi  
Erich Brashears  
Justin Caporusso  
Charles Krafka  
Tracy Mendonsa

**Staff Present**

Greg Bitter, Planning Manager  
Derek Ogden, Senior Planner  
Lauren Hocker, Associate Planner  
Sean Morales, Assistant Planner  
Kinarik Shallow, Assistant Planner  
Marc Stout, City Engineer  
Michelle Sheidenberger, Assistant City Attorney  
Lupe Nelson, Recording Secretary

**II. PLEDGE OF ALLEGIANCE**

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

**III. ORAL COMMUNICATION**

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

**IV. CONSENT CALENDAR**

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

Commissioner Bernasconi requested that the items be heard separately.

**A. MINUTES OF JANUARY 25, 2018**

**MOTION**

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

**The motion passed with the following vote:**

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

**B. NCRSP PCL 34A, 34B, COSTCO FUEL CANOPY EXPANSION – 6270 STANFORD RANCH RD –  
FILE # PL18-0004**

**MOTION**

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

**The motion passed with the following vote:**

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

**V. NEW BUSINESS**

**A. INFILL PCL 198 – RV TRAVEL WORLD – 2020 TAYLOR RD – FILE # PL17-0350.**

Assistant Planner, Kinarik Shallow, presented the staff report and responded to questions.

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

Applicant, Jamie Codero, RV Travel World of Sacramento, 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:

- Is the property owner aware of the parking reduction?
- Appreciative of the parking survey.

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

**MOTION**

Commissioner Caporusso made the motion, which was seconded by Commissioner Krafka, to adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to seven (7) conditions of approval; and, adopt the four (4) findings of fact for the Administrative Permit and approve the Administrative Permit subject to two (2) conditions of approval.

**The motion passed with the following vote:**

Ayes: Bernasconi, Brashears, Caporusso, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None

Abstain: None

**B. NCRSP PCL S, WEIR ACCESSORY STRUCTURES – 329 WATERFIELD DR – FILE # PL17-0361.**

Assistant Planner, Sean Morales, presented the staff report and responded to questions.

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

Applicant, Richard Weir, 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 consequences, besides fines, if conditions of approval are not adhered to?
- What recourse does the City have?
- How does the applicant plan to comply?
- How long after the dog complaint did this issue begin?
- Who sent the letters?

- It is difficult to weigh anonymous letters as Commissioners are unable to see how close the author of the letter is to the property in question.
- Are the neighbors in agreement with the conditions of approval?
- When were the structures erected?

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

**MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Mendonsa, to approve the three (3) findings of fact for the Administrative Permit subject to four (4) conditions of approval.

**The motion passed with the following vote:**

Ayes: Bernasconi, Brashears, Caporusso, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None

Abstain: None

**C. INFILL PCL 326 – VERIZON WIRELESS MONOPOLE CUP – 1550 MAIDU DR – FILE # PL18-0023.**

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

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

Applicant, Aaron De Lao, 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.

Steve Saxton and Elizabeth Davis spoke in opposition of the project

Public Comment:

- The need has not been described in the staff report or other documents.
- Why is the City considering giving up land?
- Concerns about the visual effects.
- Why isn't the Corp yard being considered as an alternative?
- The equipment on the pole is not the issue.
- The equipment will be seen as people travel along the public trail.
- What impression does this give to Maidu Park visitors?
- Please consider another location for the equipment.

Commission Discussion:

- Why was the project delayed?
- What is the timeline once the lease has been signed?
- Was another site considered for the equipment?
- Is there a need for the equipment to be above ground?
- What impact would there be by relocating the equipment to the Corp Yard?
- Appreciate improved design.
- Have coverage maps previously been supplied?

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

## **MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Mendonsa, to approve the three (3) findings of fact for the Administrative Permit subject to four (4) conditions of approval, condition # 7 modified to read, The chain link fencing and posts of the equipment cabinet shall be vinyl-dipped, and the privacy slats shall be winged to provide additional screening. The vinyl and the privacy slats *shall match the color (green) of the existing equipment enclosure located south of the proposed enclosure.* (Planning, Parks)

### **The motion passed with the following vote:**

Ayes: Bernasconi, Brashears, Caporusso, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None

Abstain: None

## **VI. REPORTS: COMMISSION/STAFF**

### Staff Reports

- At the April 12, 2018 Planning Commission meeting several ordinance amendments will be presented to the Planning Commission.
- At the April 26, 2018 Planning Commission meeting, two projects will be presented.

### Commissioner Reports

- Thank you to the Marc Stout for his quick and thorough response to Commissioner's questions.
- Community Priorities Advisory Committee update.
- Welcome to Sean Morales and Kinarik Shallow.

## **VII. ADJOURNMENT**

Chair Houdesheldt asked for a motion to adjourn the meeting.

## **MOTION**

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

**The motion passed unanimously at 8:14 p.m.**