

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

**March 21, 2017  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
([www.rocklin.ca.us](http://www.rocklin.ca.us))**

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- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was led by Commissioner Whitmore.**
- 3. Roll Call**

Chairman Sloan  
Vice Chairman Martinez  
Commissioner McKenzie  
Commissioner Whitmore  
Commissioner Vass

Others Present:

DeeAnne Gillick, Deputy City Attorney  
Bret Finning, Planning Services Manager  
Nathan Anderson, Associate Planner  
Laura Webster, Director Long Range Planning  
Marc Mondell, Director of Economic & Community Development  
Terry Stemple, Planning Commission Secretary

About 7 others

- 4. Minutes** – Minutes of February 7, 2017 were approved as submitted.  
Minutes of March 7, 2017 were approved as amended by the blue memo.
- 5. Correspondence** - None
- 6. Citizens Addressing the Commission on Non Agenda Items** – None

**CONSENT ITEMS**

None

**PUBLIC HEARINGS**

## **7. ROCKLIN PARK SENIOR LIVING TIME EXTENSION CONDITIONAL USE PERMIT, U-2013-03**

This application is a request for approval of a two-year time extension of a previously approved Conditional Use Permit, U-2013-03, which allows for the conversion of the existing Rocklin Park Hotel to operate as a senior living facility, including independent and assisted living. The subject property is located at 5450 China Garden Road, approximately 0.35 miles from the intersection of Aguilar Road and China Garden Road. APN 045-110-067.

The project was previously found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through Resolution PC-2013-64.

The property owner and the applicant is Omkar Rocklin, Inc.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- Maximum number or length of extensions on use permits

The applicant, Bill Mitchell, representing Omkar Hotels, addressed the Commission and asked for approval of the time extension.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

1. Tom Jones, China Garden resident, supports extension
2. Richard Millers, China Garden resident, supports extension but is concerned about the ongoing landscaping disrepair
3. Chris, Secret Ravine Estates, is concerned with landscaping disrepair
4. Vickie Villers, concerned with clean-up and maintenance.

There being no further comments, the hearing was closed.

The Commission had additional questions for staff regarding:

- Landscape maintenance – enforcement issues with previously approved conditions in use permit

### **Commission Deliberation/Discussion:**

Commissioner McKenzie stated that based on staff's clarification on the conditions, he can support the extension.

Commissioner Whitmore expressed that he generally supports the time extension but is concerned about the open code enforcement issue.

Commissioner Martinez supports the extension.

Commissioner Vass supports the extension.

Chairman Sloan also supports the extension.

On a motion by Commissioner Martinez and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Approving a Two-Year Time Extension for Conditional Use Permit, U-2013-03, (Pc-2013-65) to Allow the Conversion of the Rocklin Park Hotel for the Operation of a Senior Living Facility (Rocklin Park Senior Living Time Extension / U-2013-03) was approved by the following vote:

AYES: Martinez, Whitmore, McKenzie, Vass, Sloan  
NOES: None  
ABSENT: None  
ABSTAIN: None

8. PUBLIC NOTICING AMENDMENT  
ZONING ORDINANCE AMENDMENT, ZOA2017-0001

The proposed project would amend certain sections of Titles 16 and 17 of the Rocklin Municipal Code to modify public hearing noticing requirements to increase the required noticing radius above the minimum requirements of the State of California.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin and would be effective City-wide.

Nathan Anderson, Associate Planner presented the staff report.

The Commission had questions for staff regarding:

- What is the minimum number of parcels used in other jurisdictions
- How was 40 decided as the number of parcels
- Are these changes possibly excessive

The hearing was opened to the public for comment. There being none, the hearing was closed.

**Commission Deliberation/Discussion:**

Commissioner Whitmore stated that his experience with other jurisdictions has been 500 feet. He is a little concerned with the increased staff time but is generally supportive of the idea.

Commissioner Martinez stated that yes, it will be more work, but doesn't feel it is excessive. He supports what's been proposed.

Commissioner McKenzie feels it is in the best interest of the city to more transparent. He supports the changes.

Commissioner Vass supports the changes.

Chairman Sloan also supports the changes.

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance of the City Council of the City of Rocklin to Modify Sections of Titles 16 And 17 of the Rocklin Municipal Code Regarding Requirements For Public Hearing Noticing Requirements (ZOA2017-0001) was approved as amended below:

**Section 17.02.080(B):**

*B. Notice of the public hearing shall be mailed to the owners of nearby property as required by California Planning and Zoning Law except that the noticing area shall be expanded to a radius of six hundred (600) feet of the exterior boundaries of the property involved in the application, using for this purpose the last known name and address of such owners as shown upon the current tax assessor's records. The noticing information shall be current within six (6) months of the hearing date. ~~Exceptions to this mailing requirement are as follows:~~*

*1) In addition to the requirements stated above, a minimum of forty (40) parcels shall be notified. If this minimum standard is not met with a six hundred (600) foot noticing radius, the notification radius shall be increased in fifty (50) foot increments until a list of at least forty (40) parcels is compiled.*

by the following vote:

AYES: McKenzie, Martinez, Vass, Whitmore, Sloan  
NOES: None  
ABSENT: None  
ABSTAIN: None

**NON PUBLIC HEARINGS**

**8. Informational Items and Presentations**

a. None

**9. Reports and Discussion Items from Planning Commissioners**

- Chairman Sloan asked about the status of the DRC meetings.

**10. Reports from City Staff**

- March 28, 2017 City Council meeting items of interest:
  - Resolution of Intent – Rocklin Golf Course
  - Big Gun Property Demolishment
- Large projects coming forward:
  - Oak Vista – April 4<sup>th</sup>
  - Rocklin Adventures at Quarry Park – April 18<sup>th</sup>
  - Rocklin Gateway – April 18<sup>th</sup>
  - Rocklin Station – sometime in May
  - Sierra Gateway Apartments – tentatively in June
- Rocklin Adventures at Quarry Park – City is seeking is design/build firms
  - Commissioner McKenzie suggested checking with Placer Valley Tourism

**11. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,



Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of April 18, 2017*