

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

**April 19, 2016
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

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- 1. Meeting Called to Order at 6:34 p.m.**
 - 2. Pledge of Allegiance was led by Commissioner Broadway.**
 - 3. Roll Call**

Commissioner Martinez
Commissioner Broadway, Vice Chairman
Commissioner Sloan
Commissioner McKenzie, Chairman - Excused
Commissioner Whitmore - Excused

Others Present:

DeeAnne Gillick, Deputy City Attorney
Bret Finning, Interim Planning Services Manager
Marc Mondell, Director of Economic & Community Development
Laura Webster, Director of Long Range Planning
Dara Dungworth, Associate Planner
Dave Palmer, City Engineer
David Mohlenbrok, Mgr. Environmental Services
Travis Jacobs, Assistant Planner
Terry Stemple, Planning Commission Secretary

About 10 others

- 4. Minutes** – Minutes of March 15, 2016 were approved as submitted.
- 5. Correspondence** - None
- 6. Citizens Addressing the Commission on Non Agenda Items** - None

CONSENT ITEMS – None

PUBLIC HEARINGS

- 7. THIS PROJECT WAS CONTINUED AND RE-NOTICED IN RESPONSE TO A TECHNICAL ERROR TO ENSURE THAT THE PUBLIC HAD A FULL 20 DAYS TO REVIEW THE MITIGATED NEGATIVE DECLARATION AS REQUIRED BY LAW.**

**STANFORD RANCH CONGREGATE CARE FACILITIES
DESIGN REVIEW, DR2015-0010**

CONTINUED FROM MARCH 15, 2016

This application is a request for approval of a Design Review to allow the construction of four senior housing buildings, a total of approximately 116,850 square feet. The subject site is generally located approximately

550 feet westerly of the intersection of W. Stanford Ranch Road and Wildcat Boulevard. APN 017-081-067. The property is zoned Planned Development 20 dwelling units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Karenda MacDonald of Borges Architectural Group, Inc. The property owner is Stanford Ranch I, LLC.

Dara Dungworth, presented the staff report.

The Commission had questions for staff regarding:

- Is site part of RHNA requirements
- Parking Standard
- Parking Standards of other cities for this type facility

Applicant, Lane Borges, Borges Architecture, addressed the Commission. He gave a presentation outlining the project. He explained that the type of facility is called a Continuing Care Retirement Community (CCRC). He described each level of care that the facility would provide and provided informational numbers on how many of the residents actually drive a car and how that number factored into the parking numbers.

The Commission had questions for the applicant regarding:

- Parking enforcement plan
- Prohibiting storage in garages
- Location of parking for the assisted living level residents who do not have garages

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

Commission Deliberation/Discussion:

Commissioner Sloan stated that he had exparte communications with the applicant. He feels the project is consistent with the general plan designation and zoning; parking in adequate and it meets the intent of the design guidelines. He supports the project.

Commissioner Martinez agreed with Commissioner Sloan's comments. He likes the architecture and supports the project.

Commissioner Broadway stated he had exparte communications with the applicant. He noted that he did visit the project site and feels the project is consistent with the general plan designation and zoning. Feels it is very well designed and supports the project.

On a motion by Commissioner Sloan and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Stanford Ranch Congregate Care Facility / (DR2015-0010)_was approved by the following vote:

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

On a motion by Commissioner Sloan and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Stanford Ranch Congregate Care Facility / (DR2015-0010) was approved by the following vote with amendments to the parking condition language as described below:

15. Special Conditions

- c. *The facility operator shall maintain a “parking enforcement plan” in substantial compliance with Exhibit C and City Code (17.66.020) with following three revisions:*
- i) *The first bullet under section 1. Project Design shall read “Adequate parking has been provided pursuant to the required parking approved through the Design Review for the facility.”*
 - ii) *In the second bullet under 1. Project Design, delete the open and close parentheses after the word “enclosed.”*
 - iii) *Section 2. Enforcement shall read “Leases and future CC&R’s will include a requirement that residents who own a car and reside in the independent living apartments (“Villas”) are required to park their vehicles inside the garages. Violations will be subject to a warning, followed by a fine.*

Said “parking enforcement plan” shall be reviewed and approved by the Economic and Community Development Director prior to issuance of a Certificate of Occupancy for both of the independent living apartment buildings of the project. (BUILDING, PLANNING)

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

NON PUBLIC HEARINGS

9. Informational Items and Presentations - None

10. Reports and Discussion Items from Planning Commissioners

- Pierre Martinez noted that he attended the APA Planning Commission Workshop on April 16th. He thought it was a good workshop. He suggested that we have some informative pages on our website to explain to the public about the planning process.

- Carl Sloan also attended the workshop and thought it was a good workshop. He also suggested having more education for the citizens about the planning process.
- Ken Broadway also attended the workshop and thought it was very beneficial.

11. Reports from City Staff

- Bret Finning announced to the Commission that Jeff Tsumura is leaving the City.
- DeeAnne Gillick let the Commissioners know that she is always available to discuss issues or the process and to just give her a call or send an email.

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of May 3, 2016*