



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: June 07, 2016
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes - None**
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER
GENERAL PLAN AMENDMENT, GPA2014-0001
REZONE, Z2014-0009
GENERAL DEVELOPMENT PLAN, PDG2015-0005
TENTATIVE PARCEL MAP, DL2015-0001
DESIGN REVIEW, DR2014-0016
OAK TREE PRESERVATION PLAN PERMIT, TRE2015-0009**

This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit, Tentative Parcel Map, General Plan Amendment from RC to HDR for a portion of the site, a Rezone from C-2 to PD-R for a portion of the site, and a General Development Plan to establish zoning to allow the construction of a horizontal mixed use project with 20 townhome dwelling units and a 7,891 square foot retail office building. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration begins on May 19, 2016 and ends at 5:00 p.m. on June 7, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The applicant is Gil Lee of USA Investment Associates, Inc. The property owner is USA Investments Associates, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001, Z2014-0009, PDG2015-0005, DL2015-0001, DR2014-0016, TRE2015-0009)

- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Plan Amendment to Change Land Uses From Retail Commercial (RC) to High Density Residential (HDR) And From Retail Commercial (RC) to Recreation Conservation (R-C) (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001)
- c. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Development Plan and a Rezone From Retail Business (C-2) to Multiple Family Residential (PD-R) And Open Area (O-A) (South Whitney Mixed Use Townhomes And Medical Office Center / PDG2015-0005 and Z2014-0009)
- d. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Parcel Map (South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001)
- e. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Design Review For Multiple-Family Residential Homes and an Oak Tree Preservation Permit (South Whitney Mixed Use Townhomes and Medical Center / DR2014-0016 and TRE2015-0009)

NON PUBLIC HEARINGS

- 8. Presentations or Informational Items**
- 9. Reports and Discussion Items from Planning Commissioners**
- 10. Reports from City Staff**
- 11. Adjournment**