



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: July 19, 2016**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**www.rocklin.ca.us**

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**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. **Election of Officers**
6. **Correspondence**
7. **Citizens Addressing the Commission on Non Agenda Items**

## CONSENT ITEMS

### PUBLIC HEARINGS

8. **WILLIAM JESSUP UNIVERSITY TENTATIVE PARCEL MAP  
TENTATIVE PARCEL MAP, DL2015-0005**

This application is a request for approval of a Tentative Parcel Map to create seven lots and a remainder parcel at William Jessup University. The subject site is located at 2121 University Avenue, APN: 017-270-084, -088, and -089. The property is zoned Planned Development Light Industrial (PD-LI) and Open Space (OS). The General Plan designation is Mixed Use (MU), Light Industrial (LI), and Recreation Conservation (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Ron Wood with RFE Engineering, Inc. The property owner is William Jessup University.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (William Jessup University Tentative Parcel Map/DL2015-0005)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (William Jessup University Tentative Parcel Map/DL2015-0005)

9. **NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TEXT AMENDMENT  
PDG-99-02 et al /PDG2016-0002**

This application is a request for approval of a General Development Plan Text Amendment to:

- Consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin Annexation General Development Plan (Ordinances 941, 991, 1000, 1014 and 1041) into a single document;
- Modify certain residential development standards (minimum lot area, lot width, front setbacks and maximum lot coverage) for zoning category PD-2.1 through PD-3.3;
- Add a new residential zoning category PD-22+ to the General Development Plan document and modify section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review; and,
- Complete various technical edits associated with previously approved modifications to maintain internal consistency within the document.

The subject property is generally located east of Highway 65, west of Whitney Oaks Drive, south of the Rocklin/Lincoln City limit line and north of Stanford Ranch.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption (Section 15305 – Minor Alterations in Land Use Limitations) as the appropriate level of environmental review for this project.

The applicant is Eric Anderson on behalf of Sunset Rancho Investors, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Notice of Exemption (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Consolidating Previously Approved Amendments to Exhibit C of the North West Rocklin General Development Plan, Modifying Certain Development Standards Within the PD-2.1-3.3 Zone District, Adding a New PD-22+ Zoning Category and Completing Other Technical Edits (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002)

#### **NON PUBLIC HEARINGS**

10. **Reports and Discussion Items from Planning Commissioners**
11. **Reports from City Staff**
12. **Adjournment**