



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: August 15, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

MEETING PROCEDURES AND STANDARDS OF DECORUM

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. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

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 City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

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.

AMERICANS WITH DISABILITIES ACT

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.

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.

ELECTRONIC PRESENTATIONS

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.

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.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. July 18, 2017
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **THIS ITEM WAS CONTINUED FROM AUGUST 10, 2017**

STANFORD TERRACE RE-APPROVAL SUBDIVISION MAP, SD-2013-05 DESIGN REVIEW, DR-2013-12

This application is a request for a re-approval of a prior Design Review and Tentative Subdivision Map to develop 119 townhomes on 7.3+/- acres. The subject property is approximately 7.3 +/- acres and is generally located on Stanford Ranch Road near the southwest intersection of Stanford Ranch Rd. and Sunset Blvd. APN 017-460-003. The property is zoned Planned Development 20 units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2014-234. 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 Chris Scerri with Golden State Lumber, Inc. The property owner is Golden State Lumber, Inc.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval A Tentative Subdivision Map (Stanford Terrace / SD-2013-05)
- b. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval A Design Review For Multi-Family Residential Homes (Stanford Terrace / DR-2013-12)

8. SIERRA PINE SUBDIVISION

GENERAL PLAN AMENDMENT, GPA2016-0002
GENERAL DEVELOPMENT PLAN, PDG2016-0004
REZONE, Z2016-0002
TENTATIVE SUBDIVISION MAP, SD2016-0005
DESIGN REVIEW, DR2016-0009

This application is a request for approval of the following entitlements to allow the development of approximately 28.17 acres into 199 single-family residential lots:

- A General Plan Amendment to change the land use designation from a combination of Mixed Use (MU) and High Density Residential (HDR) to Medium High Density Residential (MHDR).
- A General Development Plan to establish the land uses and development standards for the proposed zone district.
- A Rezone to change the zoning applicable to the project site from Heavy Industrial (M-2) to Planned Development 7 dwelling units per acre (PD-7).
- A Tentative Subdivision Map to create a 199-unit single family small lot residential subdivision.
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed single-family small lot residential subdivision.

The subject site is located at 4300 Dominguez Road. APN 045-021-011. The property is zoned Heavy Industrial (M-2). The General Plan designation is Mixed Use (MU) and 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 review period for the Mitigated Negative Declaration begins on July 13, 2017 and ends at 5:00 p.m. on August 11, 2017. 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 Jerry Aplash with Burrell Consulting Group. The property owner is Sierra Pine, a California limited partnership.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Mitigated Negative Declaration Of Environmental Impacts (Sierra Pine Subdivision / GPA2016-0002, PDG2016-0004, Z2016-0002, SD2016-0005, DR2016-0009 And TRE2017-0006)

- b. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Amending The General Plan Designation Of An Area From High Density Residential (HDR) And Mixed Use (MU) To Medium Density Residential (MDR) (Sierra Pine Subdivision / GPA2016-0002)
- c. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Establishing The Sierra Pine General Development Plan And Rezoning An Area From Heavy Industrial (M-2) To Planned Development Residential – 8 Dwelling Units Per Acre (PD-8) (Sierra Pine Subdivision / PDG2016-0004 And Z2016-0002)
- d. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Tentative Subdivision Map And An Oak Tree Preservation Plan Permit (Sierra Pine Subdivision / SD2016-0009 And TRE2017-0006)
- e. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Design Review (Sierra Pine Subdivision / DR2016-0009)

NON PUBLIC HEARINGS

9. Informational Items and Presentations

- a. None

10. Reports and Discussion Items from Planning Commissioners

11. Reports from City Staff

12. Adjournment