



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: September 06, 2016**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://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**
  - a. May 17, 2016
  - b. June 7, 2016
  - c. July 19, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

## CONSENT ITEMS

NONE

## PUBLIC HEARINGS

7. **QUICK QUACK CAR WASH  
DESIGN REVIEW, DR2015-0016  
CONDITIONAL USE PERMIT, U2015-0009**

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of a 3,586 square foot car wash facility. The subject site is generally located southwest of the corner of Sunset Blvd and Stanford Ranch Rd, APN 017-400-023. The property is zoned Planned Development Business Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption, Section 15332 In-Fill Development Projects, as the appropriate level of environmental review for this project.

The applicant is Joe Walters. The property owner is Golden State Lumber, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Quick Quack Carwash / DR2015-0016 and U2015-0009)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (Quick Quack Carwash / DR2015-0016)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Quick Quack Carwash / U2015-0009)

**8. GRANITE & DOMINGUEZ (DESIGN REVIEW FOR HOMES)  
DESIGN REVIEW, DR2016-0008**

The subject site is located west of the intersection of Granite Drive and Dominguez Road. Assessor Parcel Numbers (APNs): 045-021-030, 045-021-031, 045-021-046, and 045-021-047. The property is zoned Planned Development Commercial (PD-C), Open Area (O-A), and Planned Development 8.4 units per acre (PD-8.4). The General Plan designations are Retail Commercial (R-C), Recreation Conservation (RC), and Medium Density Residential (MDR). The proposed Design Review, which is a review of house architecture and individual residential lot landscaping, only pertains to the PD-8.4/MDR portion of the site. No nonresidential development is proposed at this time.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively determined that the Mitigated Negative Declaration adopted for the subdivision adequately addressed the potential impacts of home construction within the subdivision. Design review of the architecture for the proposed homes does not result in any enhanced or new environmental impacts beyond those previously identified for the subdivision itself therefore no additional environmental review is required.

The applicant and property owner is Gwen Barber, on behalf of JMC Homes.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Granite & Dominguez Subdivision / DR-2016-08)

**NON PUBLIC HEARINGS**

**9. Informational Items and Presentations**

- a. DRAFT ARCHITECTURAL AND CITYWIDE DESIGN GUIDELINES WORKSHOP

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

**11. Reports from City Staff**

**12. Adjournment**