

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

**December 20, 2016
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30p.m.**
- 2. Pledge of Allegiance was led by Commissioner McKenzie.**
- 3. Roll Call**

Chairman Sloan
Vice Chairman Martinez
Commissioner McKenzie
Commissioner Whitmore
Commissioner Gayaldo

Others Present:

DeeAnne Gillick, Interim City Attorney
Bret Finning, Planning Services Manager
Nathan Anderson, Associate Planner
Marc Mondell, Director of Economic & Community Development
Dave Palmer, City Engineer
David Mohlenbrok, Env. Services Ops Manager
Terry Stemple, Planning Commission Secretary

About 7 others

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

CONSENT ITEMS

Commissioner McKenzie asked to pull Item 8 off the consent calendar for discussion.

**7. LUI-TAYLOR FAMILY TRUST PROPERTY PURCHASE
GENERAL PLAN CONSISTENCY FINDING**

On a motion by Commissioner Martinez and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Making Findings Under Government Code Section 65402 (Lui-Taylor Property Purchase /Portion of APN 010-230-003) was approved by the following vote:

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

**8. GENERAL PLAN CONSISTENCY FINDINGS FOR EXCESS CITY PROPERTIES
WEST OAKS WEST OF SUNSET/FORMER FIRE STATION SITE (APN 365-020-030)**

Commissioner McKenzie explained that the reason he pulled this item from consent is he has several concerns which include:

- Site is adjacent to Kathy Lund park with is significantly under parked.
- Site is zoned for recreation purposes

He had questions for staff regarding:

- Has the concept gone to the Parks, Recreation and Arts Commission
- How the site was acquired
- How the site was determined to be surplus property

Bret Finning and DeeAnne Gillick explained that the site was originally dedicated to the City for the construction of a Fire Station which was then decided that an alternate site was a better fit. The City worked with the Sunset West area developer and obtained a clear and unencumbered title to the site with no restrictions. It was also explained that over the last couple of years, the City Council authorized a study of City owned properties determining which ones could be declared surplus. Staff was then directed to market the properties.

Bret also explained that this would come back to the Planning Commission when there is an actual project proposed at the site.

Additional questions for Staff:

- Potential use of offer
- Public entity interest/purchase of property

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

Commission Deliberation/Discussion:

Commissioner McKenzie stated he cannot support the findings.

Commissioner Martinez stated he shares some of the same concerns regarding parking as Commission McKenzie. Doesn't feel there is enough information to make a decision.

Commissioner Gayaldo also feels there is not enough information to make a determination.

Commissioner Whitmore stated he is not sure the property is suitable for parking.

The Commission determined that the item should be continued so that additional information to answer their questions and concerns could be researched and brought back to them.

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Item 8 is continued to the January 17, 2017 Planning Commission meeting.

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

PUBLIC HEARINGS

9. OAK VISTA TENTATIVE SUBDIVISION MAP TENTATIVE SUBDIVISION MAP, SD2015-0002 REZONE, Z2015-0002 OAK TREE PRESERVATION PERMIT, TRE2015-0008

This application is a request for approval of a Tentative Subdivision Map, Rezone, and Oak Tree Preservation Permit to subdivide a 14.3-acre parcel into 63 residential lots. The subject site is generally located on the southwest corner of Makabe Lane and Diaz Lane and is bordered on three sides by the existing Rocklin 60 Subdivision. APN's 045-043-009, -030, -031, -032, and -052; 453-070-042; 453-061-022; and 453-070-040. The zoning for this property is currently Unclassified. The General Plan designation is Medium Density Residential (MDR).

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 November 17, 2016 and ends at 5:00 p.m. on December 16, 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 Ryan Bradford. The property owner is Placer Partners, LLC.

Nathan Anderson, Associate Planner, presented the staff report.

David Mohlenbrok, Environmental Services, summarized the blue memo.

The Commission had questions for staff regarding:

- Clarification on which oak trees will be remaining
- Mitigation measures for the removal of the trees
- Comment letter submitted

Applicant, Ryan Bradford, Placer Partners, addressed the Commission and stated that staff did a great job and they are content with the findings.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment at 7:21 pm.

- Jay Pawlek, Taylor Morrison Homes, stated they have reached a conceptual agreement with the applicant.

There being no further comment, the hearing was closed at 7:22 pm.

Additional questions for Staff:

- Future of project if consensus cannot be made on Lots D & F.
- IOD from Rocklin 60 subdivision on Lots D & F – status of acceptance from City
- Zoning Change

Commission Deliberation/Discussion:

Commissioner Whitmore feels the project is consistent with the identified findings. He is appreciative of the trees saved and supports the project.

Commissioner Martinez agreed with Commissioner Whitmore’s comments. Feels it is compatible with the surrounding development and supports the project.

Commissioner McKenzie stated he was on the Planning Commission when Rocklin 60 came before the Planning Commission. He has an issue with treatment of oak trees in the mitigated negative declaration, and believes the mitigation is not sufficient. He said the mitigation does not analyze that future trees may be taken out and he cannot support the project.

Commissioner Gayaldo thinks the project is compatible with the area and appropriate. She appreciates the comments in the blue memo and supports the project.

Chairman Sloan stated that the project is consistent with the surrounding uses and supports the project.

On a motion by Commissioner Whitmore and seconded by Commissioner Gayaldo, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (Oak Vista Subdivision / SD-2015-0002, Z-2015-0002, and TRE-2015-0008) was approved by the following vote:

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

On a motion by Commissioner Whitmore and seconded by Commissioner Gayaldo, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Rezoning an Area From Unclassified (U) to a Combination of Residential Six Thousand Square Foot Net Minimum Lot Size (R1-6) and Residential Twelve Thousand Square Foot Net Minimum Lot Size (R1-12.5) (Oak Vista Subdivision / Z-2015-0002) was approved by the following vote:

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

On a motion by Commissioner Whitmore and seconded by Commissioner Gayaldo, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit (Oak Vista Subdivision / SD-2015-0002, TRE-2015-0008) was approved by the following vote to include the following modification to Condition #11.b

Prior to approval of a Final Map, issuance of a grading permit, or Improvement Plans (whichever occurs first) the applicant shall obtain ownership of Lots D and F ~~from the City~~ for incorporation into the project. The transfer of these properties shall require agreement between the subdivider and the prior owners of Lots D and F ~~payment of fair compensation~~, to the satisfaction of the City Manager. If the subdivider is unable to reach an agreement with the prior owner and the City Manager ~~with the city~~ on the transfer of these lots the subdivider will be required to apply for approval of a new or modified project that does not include these parcels.

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

NON PUBLIC HEARINGS

10. Informational Items and Presentations

- a. None

11. Reports and Discussion Items from Planning Commissioners

- Architectural Review Committee meetings
 - Appointments will be made first council meeting in January

12. Reports from City Staff

- City Council Strategic Planning Session is January 27, 2017 at 8:30am

13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:51 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of February 7, 2017*