

**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: 05/03/2016**  
**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**
  - a. April 19, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

## **CONSENT ITEMS**

### **PUBLIC HEARINGS**

#### **7. STANFORD RANCH PARCEL 56 TIME EXTENSION TENTATIVE PARCEL MAP, DL2016-0002**

This application is a request for approval of a one-year extension of time for the previously approved project: Stanford Ranch Parcel 56 (DL-2011-01) – A tentative parcel map to allow the subdivision of 9.24 ± acres into 2 approximately equal lots. The proposed project site is generally located on the southeast corner of West Stanford Ranch Road and Sunset Blvd. The Assessor's Parcel Number is 017-081-025.

The project was previously found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through resolution PC-2012-03.

The property owner and applicant is 1400 Stanford Ranch Properties, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Time Extension For a Tentative Parcel Map, DL-2011-01, (PC-2012-04) Approving a Tentative Parcel Map (Stanford Ranch Parcel 56 / DL-20011-01)

### **NON PUBLIC HEARINGS**

#### **8. SUNSET WEST LOT 2A APARTMENTS PAINT COLOR SUBSTANTIAL COMPLIANCE**

A request for substantial compliance approval of paint colors for Sunset West Lot 2A Apartments. The Planning Commission requested the applicant return for final approval of paint colors for the project at the April 1, 2014 hearing at which the Commission conditionally approved a substantial compliance request to remove previously approved stone from the exterior of the buildings.

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

CITY OF ROCKLIN  
 MINUTES OF THE PLANNING COMMISSION MEETING

April 19, 2016  
 Rocklin Council Chambers  
 Rocklin Administration Building  
 3970 Rocklin Road  
 (www.rocklin.ca.us)

1. Meeting Called to Order at 6:34 p.m.
2. Pledge of Allegiance was led by Commissioner Broadway.
3. Roll Call

Commissioner Martinez  
 Commissioner Broadway, Vice Chairman  
 Commissioner Sloan  
 Commissioner McKenzie, Chairman - Excused  
 Commissioner Whitmore - Excused

Others Present:

DeeAnne Gillick, Deputy City Attorney  
 Bret Finning, Interim Planning Services Manager  
 Marc Mondell, Director of Economic & Community Development  
 Laura Webster, Director of Long Range Planning  
 Dara Dungworth, Associate Planner  
 Dave Palmer, City Engineer  
 David Mohlenbrok, Mgr. Environmental Services  
 Travis Jacobs, Assistant Planner  
 Terry Stemple, Planning Commission Secretary

About 10 others

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

**CONSENT ITEMS** – None

**PUBLIC HEARINGS**

7. **THIS PROJECT WAS CONTINUED AND RE-NOTICED IN RESPONSE TO A TECHNICAL ERROR TO ENSURE THAT THE PUBLIC HAD A FULL 20 DAYS TO REVIEW THE MITIGATED NEGATIVE DECLARATION AS REQUIRED BY LAW.**

**STANFORD RANCH CONGREGATE CARE FACILITIES  
 DESIGN REVIEW, DR2015-0010**

**CONTINUED FROM MARCH 15, 2016**

This application is a request for approval of a Design Review to allow the construction of four senior housing buildings, a total of approximately 116,850 square feet. The subject site is generally located approximately

550 feet westerly of the intersection of W. Stanford Ranch Road and Wildcat Boulevard. APN 017-081-067. The property is zoned Planned Development 20 dwelling units per acre (PD-20). The General Plan designation is 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 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 Karenda MacDonald of Borges Architectural Group, Inc. The property owner is Stanford Ranch I, LLC.

Dara Dungworth, presented the staff report.

The Commission had questions for staff regarding:

- Is site part of RHNA requirements
- Parking Standard
- Parking Standards of other cities for this type facility

Applicant, Lane Borges, Borges Architecture, addressed the Commission. He gave a presentation outlining the project. He explained that the type of facility is called a Continuing Care Retirement Community (CCRC). He described each level of care that the facility would provide and provided informational numbers on how many of the residents actually drive a car and how that number factored into the parking numbers.

The Commission had questions for the applicant regarding:

- Parking enforcement plan
- Prohibiting storage in garages
- Location of parking for the assisted living level residents who do not have garages

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

#### **Commission Deliberation/Discussion:**

Commissioner Sloan stated that he had exparte communications with the applicant. He feels the project is consistent with the general plan designation and zoning; parking in adequate and it meets the intent of the design guidelines. He supports the project.

Commissioner Martinez agreed with Commissioner Sloan's comments. He likes the architecture and supports the project.

Commissioner Broadway stated he had exparte communications with the applicant. He noted that he did visit the project site and feels the project is consistent with the general plan designation and zoning. Feels it is very well designed and supports the project.

On a motion by Commissioner Sloan and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Stanford Ranch Congregate Care Facility / (DR2015-0010)\_was approved by the following vote:

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

On a motion by Commissioner Sloan and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Stanford Ranch Congregate Care Facility / (DR2015-0010) was approved by the following vote with amendments to the parking condition language as described below:

**15. Special Conditions**

- c. *The facility operator shall maintain a “parking enforcement plan” in substantial compliance with Exhibit C and City Code (17.66.020) with following three revisions:*
  - i) *The first bullet under section 1. Project Design shall read “Adequate parking has been provided pursuant to the required parking approved through the Design Review for the facility.”*
  - ii) *In the second bullet under 1. Project Design, delete the open and close parentheses after the word “enclosed.”*
  - iii) *Section 2. Enforcement shall read “Leases and future CC&R’s will include a requirement that residents who own a car and reside in the independent living apartments (“Villas”) are required to park their vehicles inside the garages. Violations will be subject to a warning, followed by a fine.*

*Said “parking enforcement plan” shall be reviewed and approved by the Economic and Community Development Director prior to issuance of a Certificate of Occupancy for both of the independent living apartment buildings of the project. (BUILDING, PLANNING)*

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

**NON PUBLIC HEARINGS**

**9. Informational Items and Presentations - None**

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

- Pierre Martinez noted that he attended the APA Planning Commission Workshop on April 16<sup>th</sup>. He thought it was a good workshop. He suggested that we have some informative pages on our website to explain to the public about the planning process.

- Carl Sloan also attended the workshop and thought it was a good workshop. He also suggested having more education for the citizens about the planning process.
- Ken Broadway also attended the workshop and thought it was very beneficial.

**11. Reports from City Staff**

- Bret Finning announced to the Commission that Jeff Tsumura is leaving the City.
- DeeAnne Gillick let the Commissioners know that she is always available to discuss issues or the process and to just give her a call or send an email.

**12. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of \_\_\_\_\_, 2016*



City of Rocklin Economic and Community Development Department

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**Planning Commission  
STAFF REPORT**

**Stanford Ranch Parcel 56 Time Extension  
Tentative Parcel Map, DL-2016-0002**

**May 3, 2016**

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**Proposal/Application Request**

This application is a request for approval of a one-year extension of time for the previously approved project:

Stanford Ranch Parcel 56 (DL-2011-01) – A tentative parcel map to allow the subdivision of 9.24 ± acres into 2 approximately equal lots.

**Staff Findings**

Staff finds the proposed project, subject to the recommended conditions of approval, consistency with the existing General Plan designation and zoning; and further finds the proposed subdivision to be compatible with existing and anticipated development of surrounding designated properties.

**Recommendation**

Staff recommends that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A ONE-YEAR TIME EXTENSION FOR A TENTATIVE PARCEL MAP, DL-2011-01, (PC-2012-04) APPROVING A TENTATIVE PARCEL MAP (Stanford Ranch Parcel 56 / DL-20011-01)

**Discussion**

The City Council approved the tentative parcel map (DL-20011-01) on February 21, 2011, but the tentative parcel map has not yet been recorded.

The project has benefited from two automatic time extensions granted by the State totaling 3 years, which extended the expiration date to 2016. This is the first application requesting approval for a time extension submitted to the City for this project. The project is eligible for up

*Planning Commission Staff Report  
Stanford Ranch Parcel 56 Tentative Parcel Map Time Extension  
May 3, 2016  
Page 2*

to five additional one-year time extensions under the provisions of State Law and the Rocklin Municipal Code.

**Owner/Applicant**

The property owner and applicant is 1400 Stanford Ranch Properties, LLC.

**General Site Information**

The proposed project site is generally located on the southeast corner of West Stanford Ranch Road and Sunset Blvd. The Assessor’s Parcel Number is 017-081-025.

**Location Map**



**Environmental**

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin Planning Commission through Resolution No. 2012-03; the requested time extension does not result in any environmental impacts beyond those that were previously identified.

**Attachments**

Attachment A – Planning Commission Resolution 2012-04 approved February 21, 2011.

*Prepared by Travis Jacobs, Assistant Planner*

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Stanford Ranch Parcel 56 Time Extension\Meeting Packets\Stanford Ranch Parcel 56.doc



## RESOLUTION NO. PC-2012-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
APPROVING A TENTATIVE PARCEL MAP  
(Stanford Ranch Parcel 56 / DL-2011-01)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. Tentative Parcel Map (DL-2011-01) allows the subdivision a 9.24-acre parcel into two approximately equal parcels.

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution PC-2012-03.

C. The Planning Commission has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Stanford Ranch Parcel 56 tentative parcel map (DL-2011-01) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby recommended for approval, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Reciprocal Easements

- a. Prior to or concurrently with the recordation of the final map easements for reciprocal parking, access and trash enclosure usage shall be recorded over each of the parcels in the subdivision. (CITY ATTORNEY, ENGINEERING)

- b. Prior to or concurrently with the recordation of the final map a reciprocal access easement shall be recorded to benefit Stanford Ranch Parcel 57 (APN 017-081-026). (CITY ATTORNEY, ENGINEERING)

2. Validity

- a. This tentative parcel map shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Rocklin held on the 21<sup>st</sup> day of February, 2011, by the following vote:

AYES: Commissioners McKenzie, Martinez, Menth, Shirhall and Coleman

NOES: None

ABSENT: None

ABSTAIN: None

\_\_\_\_\_

Chairman

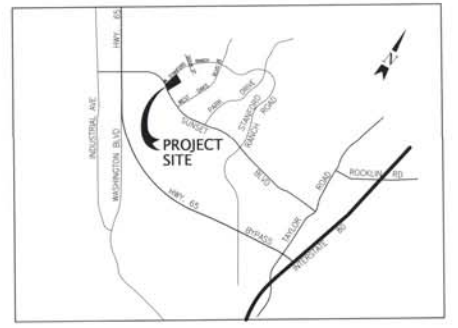
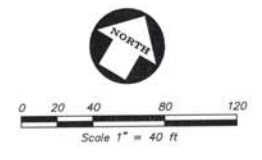
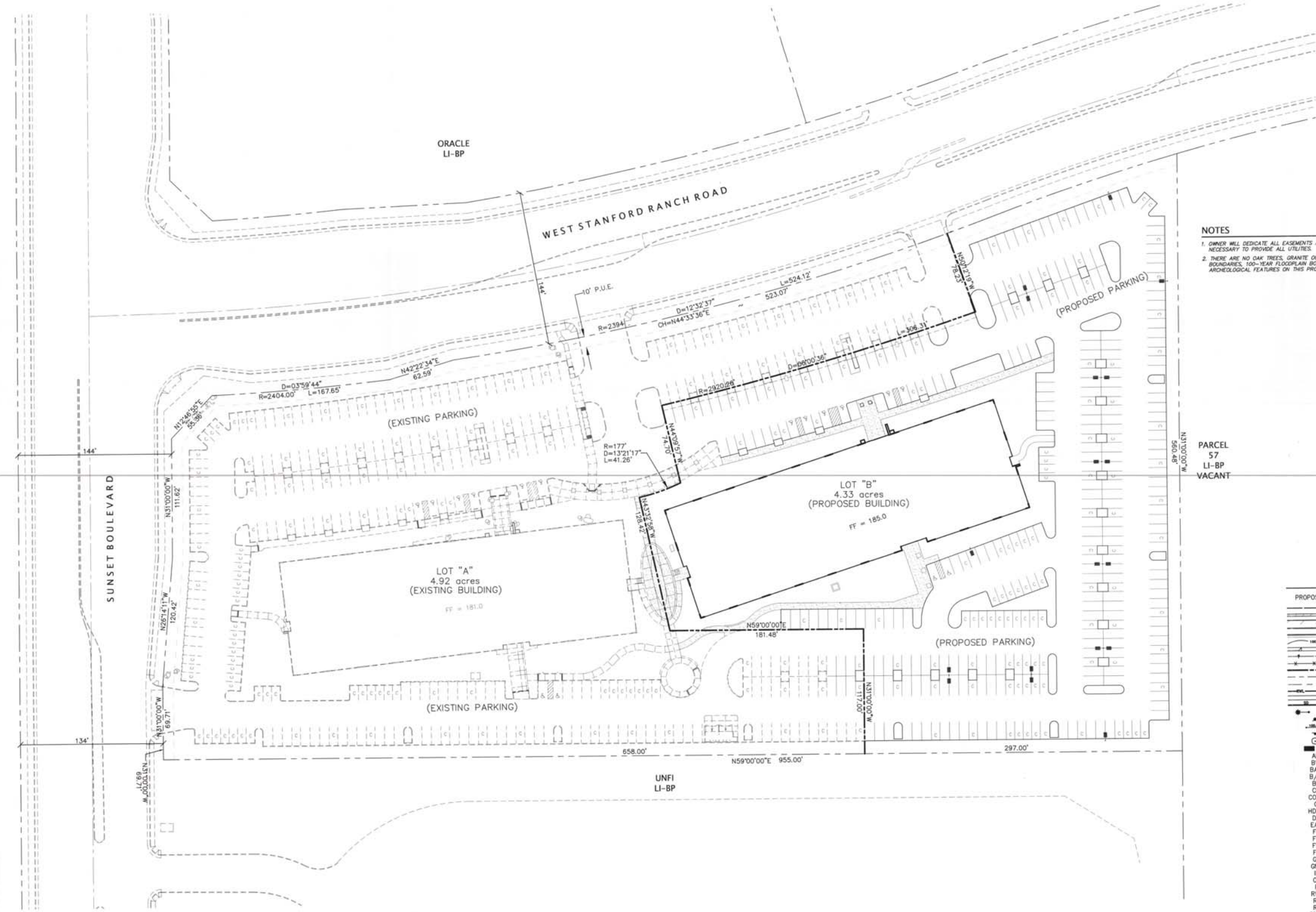
ATTEST:

\_\_\_\_\_

Secretary

EXHIBIT A

Available at the Community Development Department, Planning Division



VICINITY MAP  
NOT TO SCALE

NOTES

- OWNER WILL DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY NECESSARY TO PROVIDE ALL UTILITIES.
- THERE ARE NO OAK TREES, GRANITE OUTCROPPINGS, RIPARIAN BOUNDARIES, 100-YEAR FLOODPLAIN BOUNDARIES OR ARCHAEOLOGICAL FEATURES ON THIS PROPERTY.

PROJECT DATA

- OWNER: 1400 STANFORD RANCH PROPERTIES, LLC  
455 UNIVERSITY AVENUE, SUITE 275  
SACRAMENTO, CA 95825  
ATTN: DEBRA FLETTER
- DEVELOPER: 1400 STANFORD RANCH PROPERTIES, LLC  
455 UNIVERSITY AVENUE, SUITE 275  
SACRAMENTO, CA 95825  
ATTN: DEBRA FLETTER
- CIVIL ENGINEER: BARRY D. HAYDOCK, PE 42232  
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CALIFORNIA 94550  
(925) 245-8788
- LAND SURVEYOR: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CALIFORNIA 94550  
(925) 245-8788
- APPLICANT: BARRY D. HAYDOCK, PE 42232  
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CALIFORNIA 94550  
(925) 245-8788
- ADDRESS: 1400 WEST STANFORD RANCH ROAD  
ROCKLIN, CA
- EXISTING ZONING: PD-BP/C/U
- PROPOSED ZONING: PLANNED DEVELOPMENT, PD-BP/C/U
- GENERAL PLAN DESIGNATION: BUSINESS PROFESSIONAL/COMMERCIAL/  
LIGHT INDUSTRIAL
- EXISTING USE: OFFICE BUILDING / VACANT
- UTILITIES:  
ELECTRICITY: P.G.A.E.  
GAS: P.G.A.E.  
TELEPHONE: PACIFIC BELL  
WATER: P.C.W.A.  
SEWER: S.P.M.U.D.  
WASTE DISPOSAL: RECOLOGY  
CABLE T.V.: WAVECABLE  
POLICE/FIRE: CITY OF ROCKLIN
- APN - 017-081-025

PARCEL 57  
LI-BP  
VACANT

LEGEND

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	ASPHALT BERM
[Symbol]	[Symbol]	BLOCK/RETAINING WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	FENCE LINE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	MONUMENT/MONUMENT LINE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	STORM DRAIN-MANHOLE & CATCH BASIN
[Symbol]	[Symbol]	ELECTROLYER
[Symbol]	[Symbol]	POWER POLE/JOINT POLE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	TRAFFIC SIGN
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	UTILITY BOX
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	BACK OF WALK
[Symbol]	[Symbol]	BEGIN ASPHALT SWALE
[Symbol]	[Symbol]	BOTTOM OF WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	CLEANOUT TO GRADE
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CONCRETE HEADWALL
[Symbol]	[Symbol]	DOWN SPOUT
[Symbol]	[Symbol]	END ASPHALT SWALE
[Symbol]	[Symbol]	FACE OF BERM
[Symbol]	[Symbol]	FACE OF CURB
[Symbol]	[Symbol]	FACE OF WALK
[Symbol]	[Symbol]	FLOW LINE
[Symbol]	[Symbol]	GRADE BREAK
[Symbol]	[Symbol]	GROUND
[Symbol]	[Symbol]	INVERT ELEVATION
[Symbol]	[Symbol]	OVERFLOW
[Symbol]	[Symbol]	PAVEMENT
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	RM ELEVATION
[Symbol]	[Symbol]	ROOF DRAIN
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	TOP OF BERM
[Symbol]	[Symbol]	TOP OF CURB
[Symbol]	[Symbol]	TOP OF WALL
[Symbol]	[Symbol]	TRANSFORMER
[Symbol]	[Symbol]	TRASH ENCLOSURE
[Symbol]	[Symbol]	WALK LIGHT
[Symbol]	[Symbol]	CONCRETE

APPROVED BY PLANNING COMMISSION ON

February 21, 2012

EXHIBIT A

FILE NO. DL-2011-01

TENTATIVE PARCEL MAP

OF  
STANFORD RANCH PHASE IV UNIT 2 - PARCEL 56

FOR  
1400 STANFORD RANCH PROPERTIES, LLC



DATE	AUG., 2011
SCALE	1" = 40'
DESIGNER	BH
JOB NO.	A11596
SHEET	1
OF	SHEETS

NO.	BY	NO.	REVISION

KIER & WRIGHT  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road  
Livermore, California 94551  
Phone (925) 245-8788  
Fax (925) 245-8796

CALIFORNIA

ROCKLIN

## RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN  
APPROVING A ONE-YEAR TIME EXTENSION OF A TENTATIVE PARCEL MAP  
(Stanford Ranch Parcel 56 Time Extension / DL2016-0002)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. Tentative Parcel Map (DL-2011-01) allows the subdivision of 9.24± acres into 2 equal sized lots.

B. A Mitigated Negative Declaration of environmental impacts prepared for this project has been approved via Planning Commission Resolution No. 2012-03.

C. The Planning Commission has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The one-year extension of time for the Stanford Ranch Parcel 56 tentative parcel map (DL2016-0002) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved, subject to the terms and conditions in the previous approval. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Reciprocal Easements

- a. Prior to or concurrently with the recordation of the final map easements for reciprocal parking, access and trash enclosure usage shall be recorded over each of the parcels in the subdivision. (CITY ATTORNEY, ENGINEERING)
- b. Prior to or concurrently with the recordation of the final map a reciprocal access easement shall be recorded to benefit Stanford Ranch Parcel 57 (APN 017-081-026). (CITY ATTORNEY, ENGINEERING)

2. Validity

- a. This tentative parcel map shall expire one year from the date of approval unless prior to that date all final maps have been recorded or an additional time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 3<sup>rd</sup> day of May, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

---

Gregg McKenzie, Chairman

ATTEST:

---

Secretary

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Stanford Ranch Parcel 56 Time Extension\Meeting Packets\Stanford Ranch Parcel 56 Resolution.docx

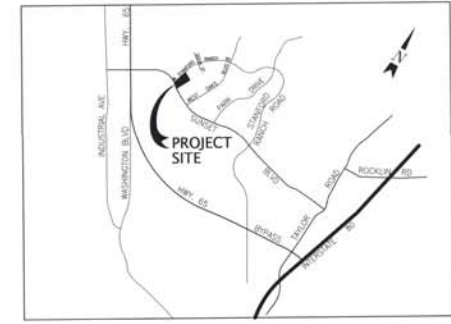
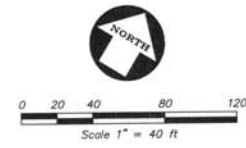


EXHIBIT A

Available at the Economic and Community Development Department, Planning Division

# EXHIBIT A

DL2016-0002



VICINITY MAP  
NOT TO SCALE

### NOTES

- OWNER WILL DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY NECESSARY TO PROVIDE ALL UTILITIES.
- THERE ARE NO OAK TREES, GRANTE OUTCROPPINGS, RIPARIAN BOUNDARIES, 100-YEAR FLOODPLAIN BOUNDARIES OR ARCHAEOLOGICAL FEATURES ON THIS PROPERTY.

### PROJECT DATA

- OWNER: 1400 STANFORD RANCH PROPERTIES, LLC  
455 UNIVERSITY AVENUE, SUITE 275  
SACRAMENTO, CA 95825  
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SACRAMENTO, CA 95825  
ATTN: DEBRA FLETTER
- CIVIL ENGINEER: BARRY D. HAYDOCK, PE 42232  
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CALIFORNIA 94550  
(925) 245-8788
- LAND SURVEYOR: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CALIFORNIA 94550  
(925) 245-8788
- APPLICANT: BARRY D. HAYDOCK, PE 42232  
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.  
2850 COLLIER CANYON ROAD  
LIVERMORE, CALIFORNIA 94550  
(925) 245-8788
- ADDRESS: 1400 WEST STANFORD RANCH ROAD  
ROCKLIN, CA
- EXISTING ZONING: PD-BP/C/U
- PROPOSED ZONING: PLANNED DEVELOPMENT, PD-BP/C/U
- GENERAL PLAN DESIGNATION: BUSINESS PROFESSIONAL/COMMERCIAL/  
LIGHT INDUSTRIAL
- EXISTING USE: OFFICE BUILDING / VACANT
- UTILITIES:  
ELECTRICITY: P.G.A.E.  
GAS: P.G.A.E.  
TELEPHONE: PACIFIC BELL  
WATER: P.C.W.A.  
SEWER: S.P.M.U.D.  
WASTE DISPOSAL: RECOLOGY  
CABLE T.V.: WAVECABLE  
POLICE/FIRE: CITY OF ROCKLIN
- APN - 017-081-025

### LEGEND

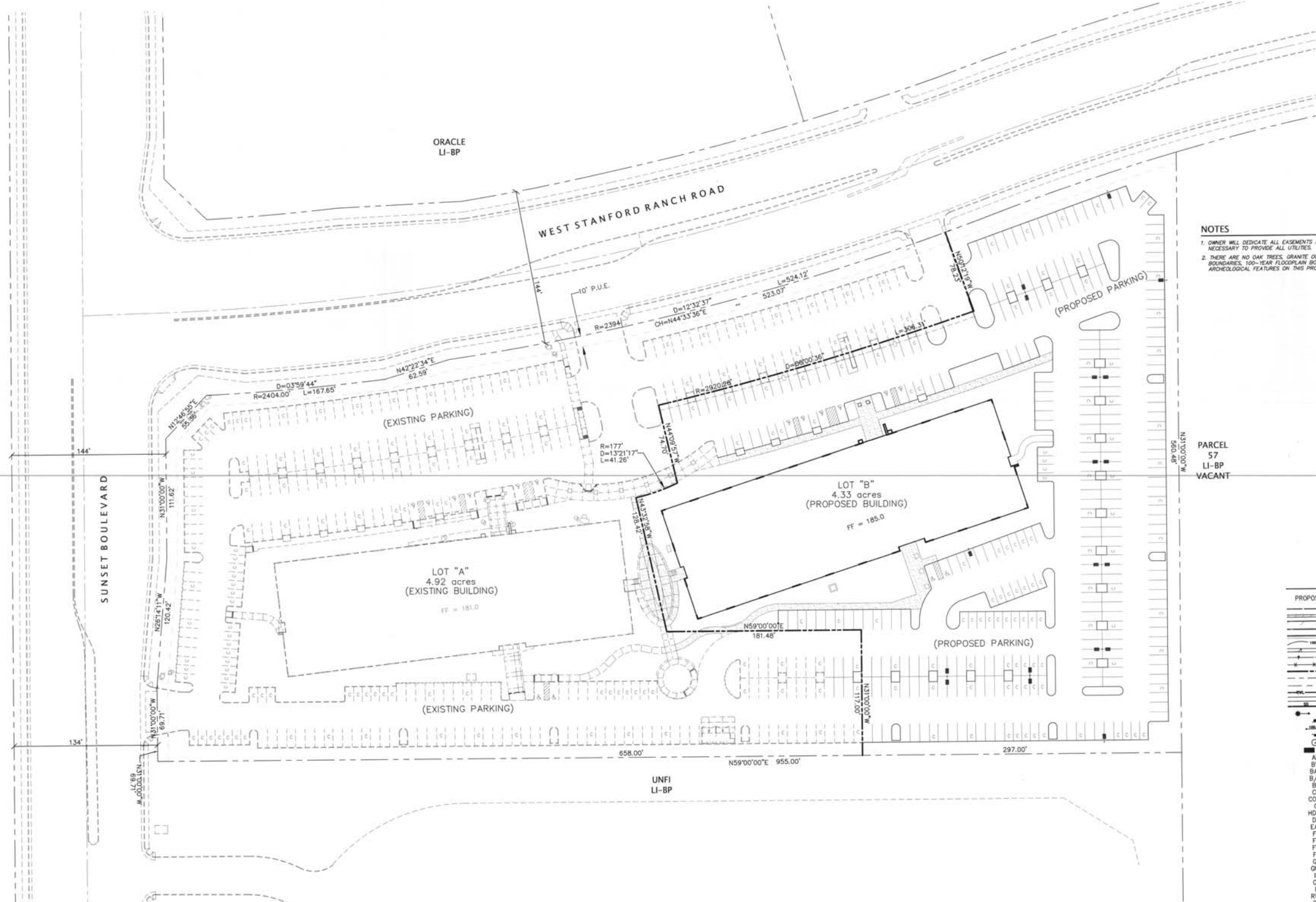
PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	ASPHALT BERM
[Symbol]	[Symbol]	BLOCK/RETAINING WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	FENCE LINE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	MONUMENT/MONUMENT LINE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	STORM DRAIN-MANHOLE & CATCH BASIN
[Symbol]	[Symbol]	ELECTROILER
[Symbol]	[Symbol]	POWER POLE/JOINT POLE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	TRAFFIC SIGN
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	UTILITY BOX
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	BACK OF WALK
[Symbol]	[Symbol]	BEIGN ASPHALT SWALE
[Symbol]	[Symbol]	BOTTOM OF WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	CLEANOUT TO GRADE
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	CONCRETE HEADWALL
[Symbol]	[Symbol]	DOWN SPOUT
[Symbol]	[Symbol]	END ASPHALT SWALE
[Symbol]	[Symbol]	FACE OF BERM
[Symbol]	[Symbol]	FACE OF CURB
[Symbol]	[Symbol]	FACE OF WALK
[Symbol]	[Symbol]	FLOW LINE
[Symbol]	[Symbol]	GRADE BREAK
[Symbol]	[Symbol]	GROUND
[Symbol]	[Symbol]	INVERT ELEVATION
[Symbol]	[Symbol]	OVERFLOW
[Symbol]	[Symbol]	PAVEMENT
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	RM ELEVATION
[Symbol]	[Symbol]	ROOF DRAIN
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	TOP OF BERM
[Symbol]	[Symbol]	TOP OF CURB
[Symbol]	[Symbol]	TOP OF WALL
[Symbol]	[Symbol]	TRANSFORMER
[Symbol]	[Symbol]	TRASH ENCLOSURE
[Symbol]	[Symbol]	WALK LIGHT
[Symbol]	[Symbol]	CONCRETE

APPROVED BY PLANNING COMMISSION ON

February 21, 2012

EXHIBIT A

FILE NO. DL-2011-01



PARCEL 57 LI-BP VACANT

### TENTATIVE PARCEL MAP

OF  
STANFORD RANCH PHASE IV UNIT 2 - PARCEL 56  
FOR  
1400 STANFORD RANCH PROPERTIES, LLC



DATE	AUG., 2011
SCALE	1" = 40'
DESIGNER	BH
JOB NO.	A11596
SHEET	1
OF	SHEETS

Agenda Item #7.a.

Packet Pg. 18

REVISION	NO.	DATE	BY

KIER & WRIGHT  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road  
Livermore, California 94551  
Phone (925) 245-8788  
Fax (925) 245-8796

CALIFORNIA

ROCKLIN



## CITY OF ROCKLIN

### MEMORANDUM

DATE: May 3, 2016

TO: Chairman and Planning Commissioners

FROM: Dara Dungworth, Associate Planner  
Bret Finning, Interim Planning Services Manager  
Marc Mondell, Economic & Community Development Director

RE: Sunset West Lot 2A Apartments - Substantial Compliance Request

The Sunset West Lot 2A Apartments Project (DR-2005-30) was approved by the City Council in 2006 and a time extension was approved in 2008 (DR-2005-30A and Resolution 2008-160).

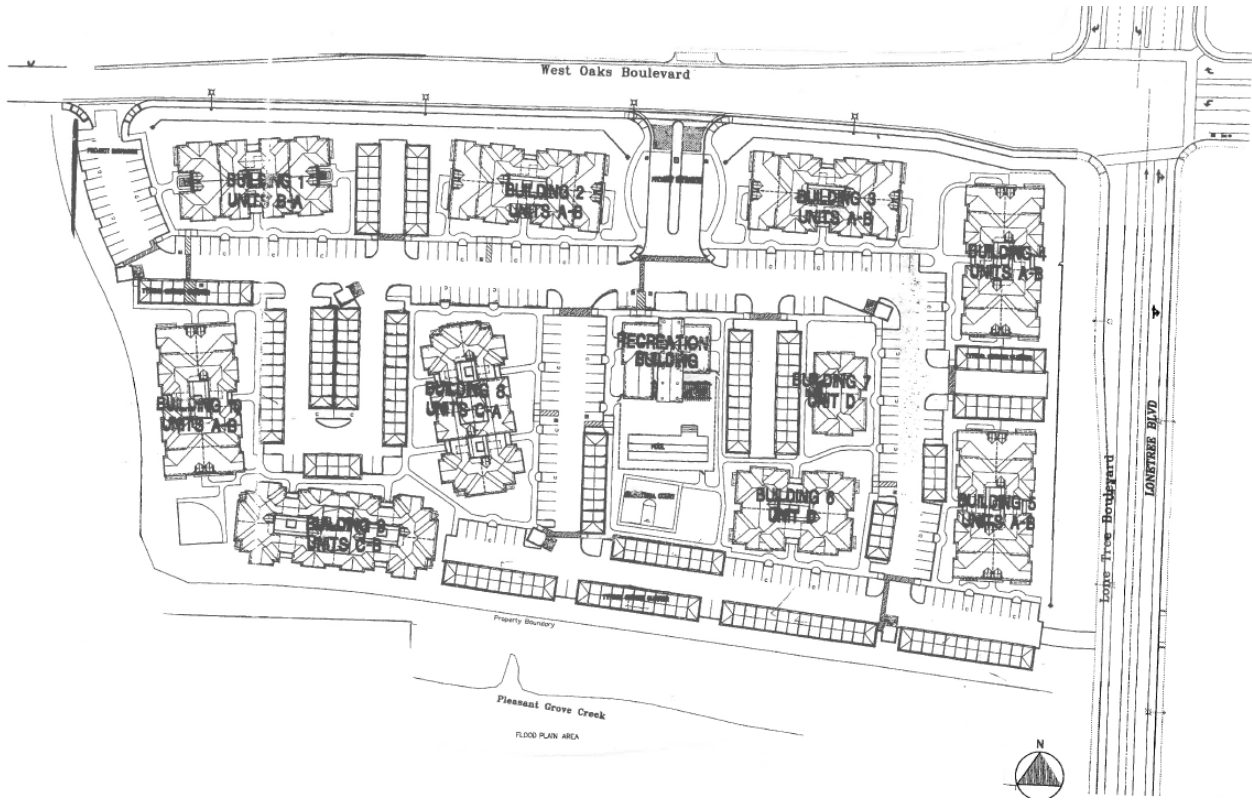
On April 1, 2014, the Planning Commission considered a request for approval of a revision to the project as being in substantial compliance with the original Design Review for the project. The Commission approved the removal of stone from the exterior elevations of all structures (including signage) in the project. The Commission also directed the applicant to return before Commission to obtain final approval of paint colors. The applicant has returned as requested to seek approval for the project paint colors.

The site is located at the southwest corner of Lonetree Boulevard and West Oaks Boulevard. It is surrounded by open space on two sides.



Vicinity Map

Planning Commission Substantial Compliance  
 Sunset West Lot 2A Apartments  
 May 3, 2016  
 Page 2



**Site Plan**

Action – Through consensus give specific direction to staff and the applicant regarding this request.

Attachments

- 1 -- Proposed Color and Material Board and three elevation sheets to illustrate the proposed paint palette provided by the applicant
- 2 -- 2014 Approved Substantial Compliance Request Exhibit
- 3 -- 2006 Original Approved Elevations

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Sunset West Lot 2A Apts - Paint Sub Comp\Meeting Packets\01 Sunset West Lot 2A - Paint Sub Comp Memo - PC 5-3-16.doc



**ROOF:**  
Composite or Concrete Tile:  
American Heritage Eagle  
Cascade Blend SHP 8706 or similar



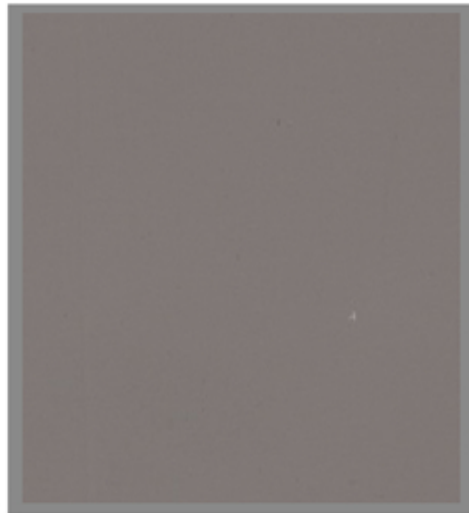
**1 - MAIN BODY:**  
Sherwin Williams  
Heron Plume  
SW 6070 or similar  
Flat, textured finish



**2-TOWERS Option 1:**  
Sherwin Williams  
Accessible Beige  
SW 7036 or similar,  
Flat, smooth finish



**3 - TOWERS Option 2:**  
Sherwin Williams  
Silverplate  
SW 7649 or similar,  
Flat, smooth finish



**4 - TRIM:**  
Sherwin Williams  
Mink  
SW 6004 or similar,  
Flat, smooth finish



**5 - METAL:**  
Sherwin Williams  
Peppercorn  
SW 7674 or similar,  
Semi-gloss



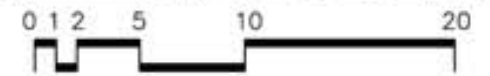
UNIT B

UNIT A

UNIT A

UNIT B

BUILDING 4 FRONT EXTERIOR ELEVATION – UNITS B & A  
SCALE: 1/8"=1'-0"





UNIT A

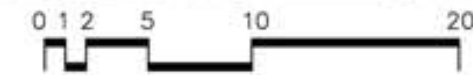
UNIT B

UNIT B

UNIT A

BUILDINGS 2, 6, 10, 12 & 14 FRONT EXTERIOR ELEVATION – UNITS A & B

SCALE: 1/8"=1'-0"



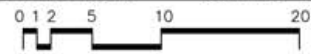


UNIT D

UNIT D

BUILDING 9 END EXTERIOR ELEVATION – UNITS D

SCALE: 1/8"=1'-0"

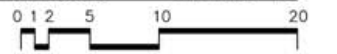


UNIT D

UNIT D

BUILDING 9 FRONT EXTERIOR ELEVATION – UNITS D

SCALE: 1/8"=1'-0"

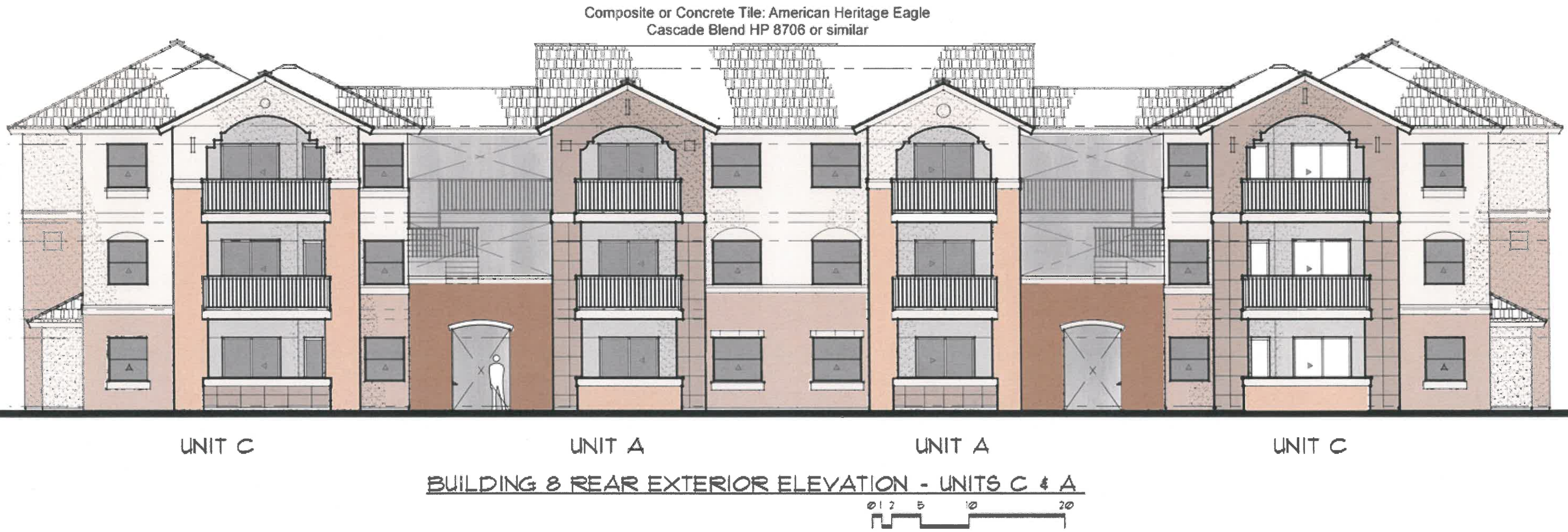
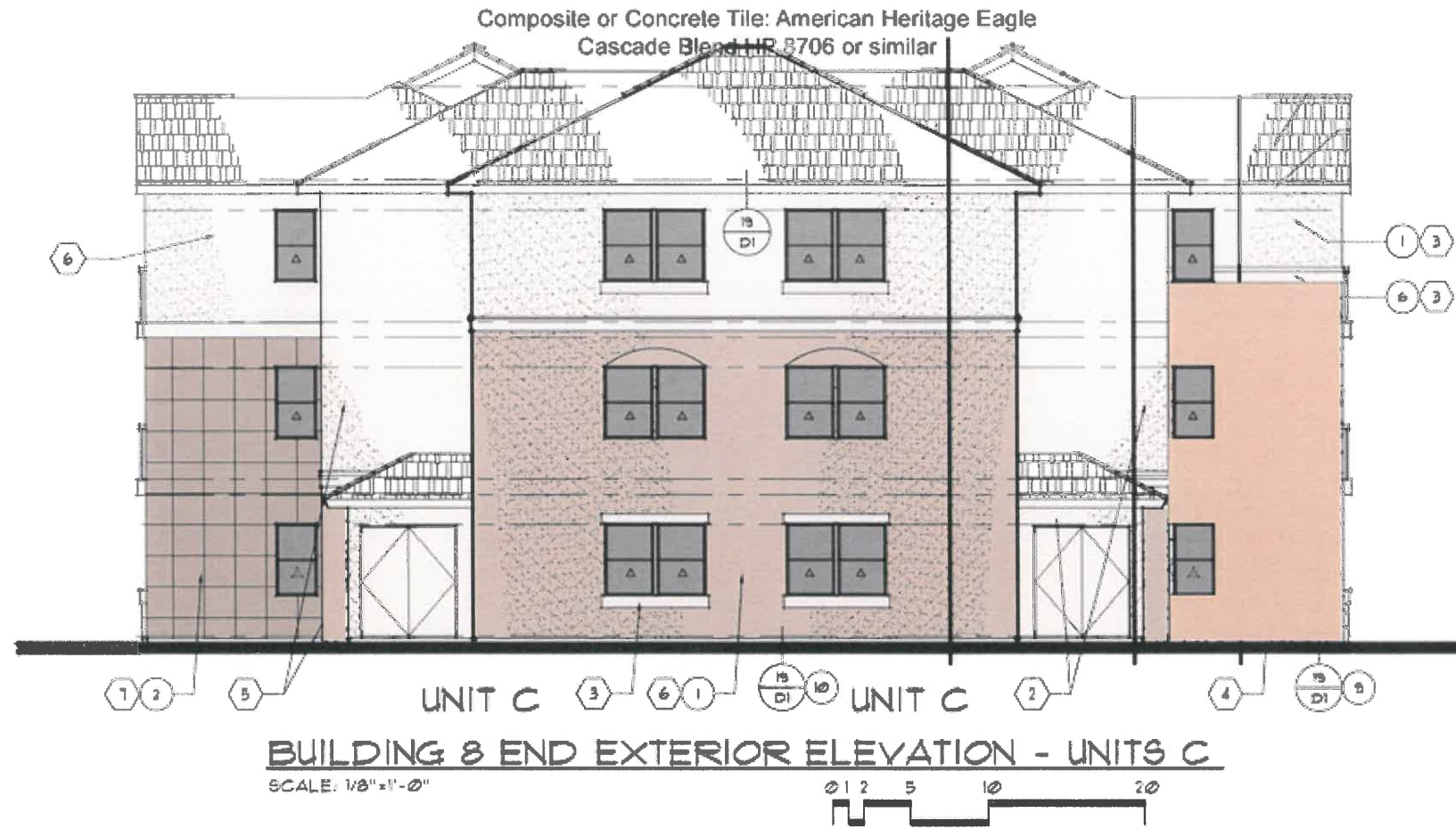




**NEW  
PROPOSED  
BUILDING  
DESIGN**

**BUILDING 8**

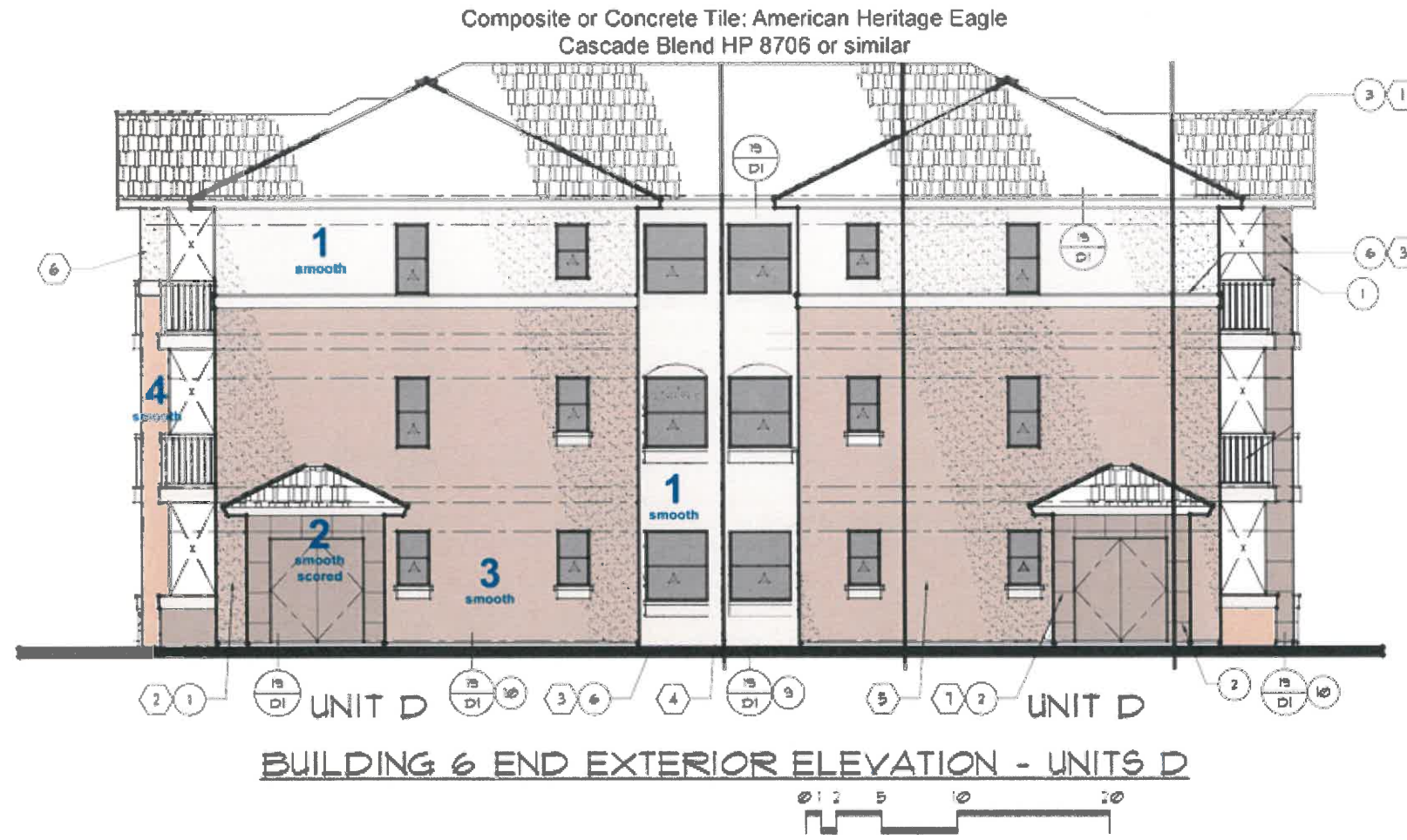
Refer to  
color board  
for colors



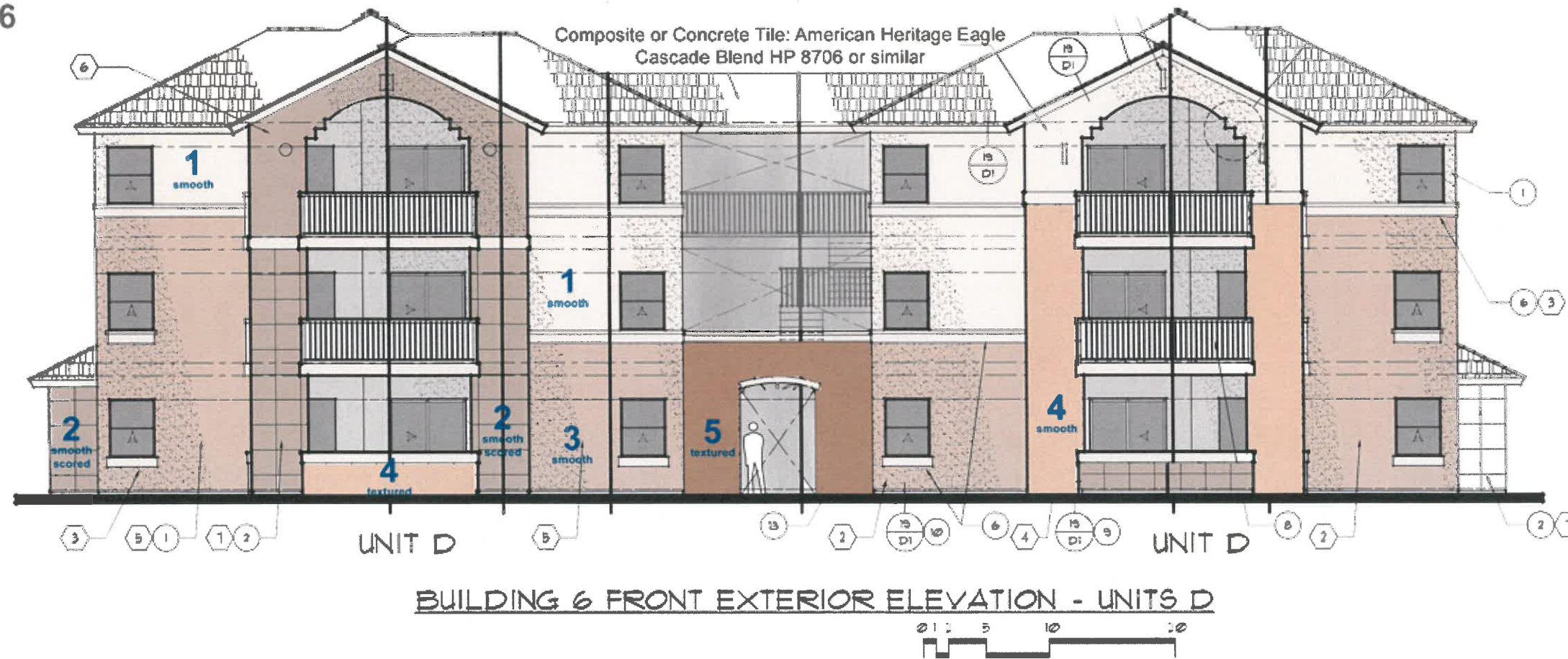
**NEW  
PROPOSED  
BUILDING  
DESIGN**

**BUILDING 6**

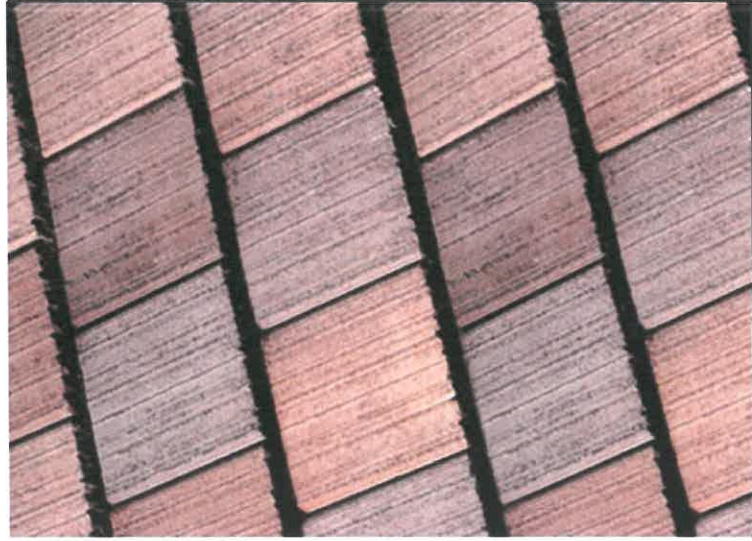
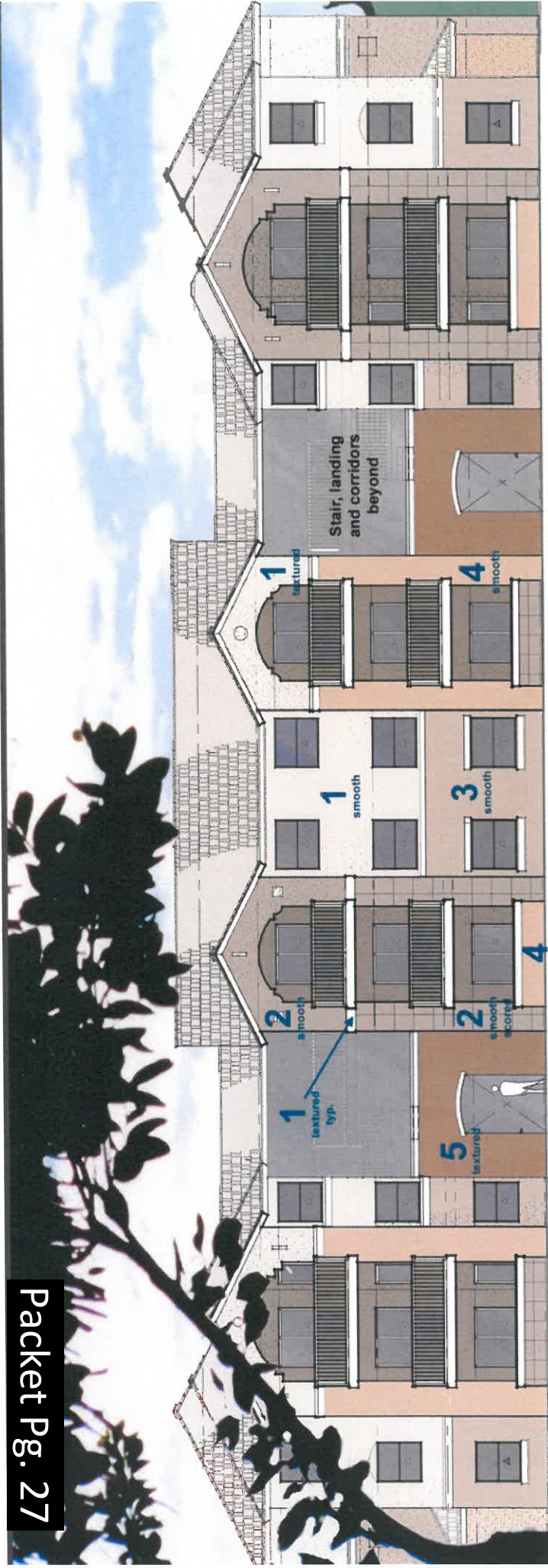
Refer to  
color board  
for colors



**BUILDING 6 END EXTERIOR ELEVATION - UNITS D**



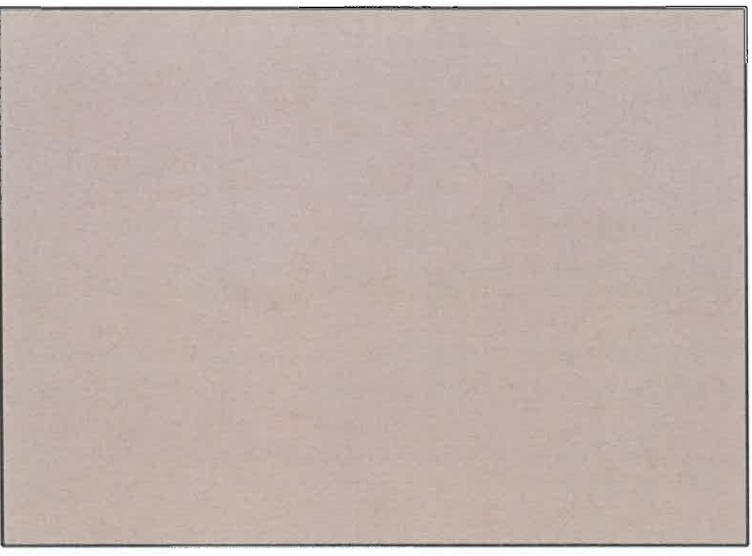
**BUILDING 6 FRONT EXTERIOR ELEVATION - UNITS D**



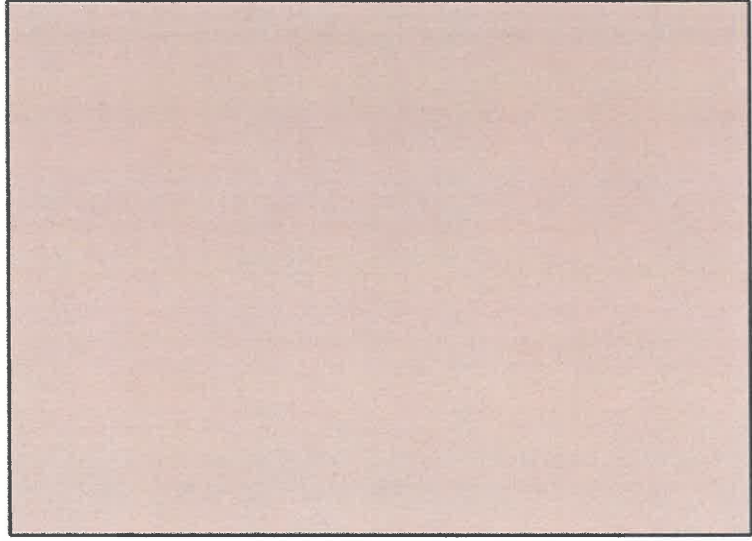
**ROOF:**  
Composite or Concrete Tile:  
American Heritage Eagle  
Cascade Blend HP 8706 or similar



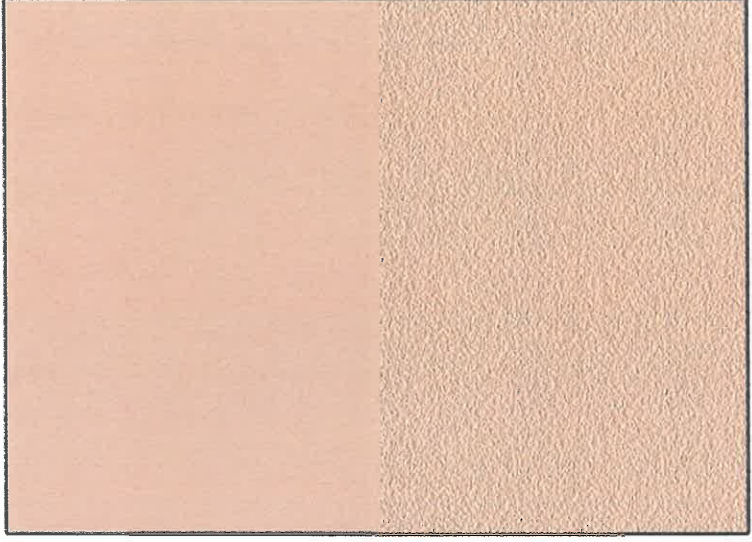
**1 - UPPER BASE, TRIM:**  
R:229, G:223, B:216  
C:9, M:9, Y:12, K:0  
Frazee CW049W, LRV 68 or similar,  
Smooth & textured finish



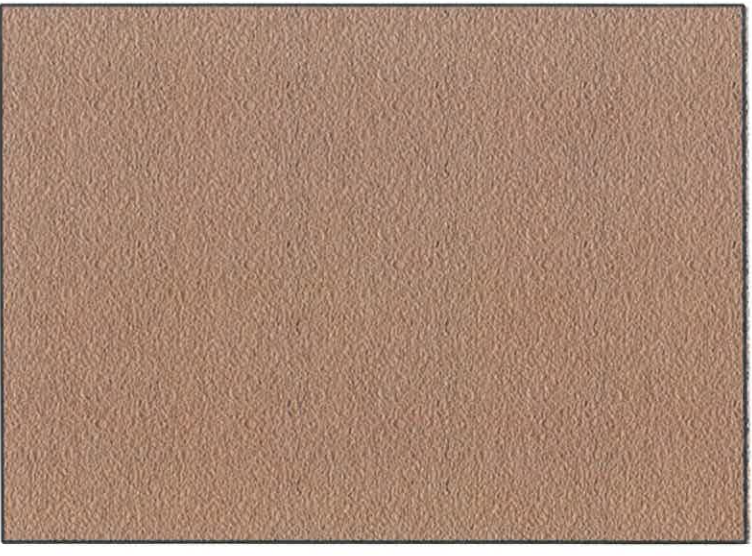
**2-TOWERS & BALCONIES:**  
R:177, G:157, B:139  
C:32, M:35, Y:44, K:1  
Frazee 521; LRV 26 or similar,  
Smooth finish



**3 - LOWER BASE:**  
R:197, G:176, B:156  
C:24, M:28, Y:37, K:0  
Frazee 8724M; LRV 41 or similar,  
Smooth finish



**4 - TOWERS & BALCONIES:**  
R:207, G:177, B:145  
C:19, M:29, Y:44, K:0  
Frazee 8304M; LRV 31 or similar,  
Smooth & textured finish



**5 - ENTRY ARCHES:**  
R:152, G:113, B:79  
C:35, M:52, Y:73, K:15  
Frazee 8745A; LRV 18 or similar,  
Textured and finish

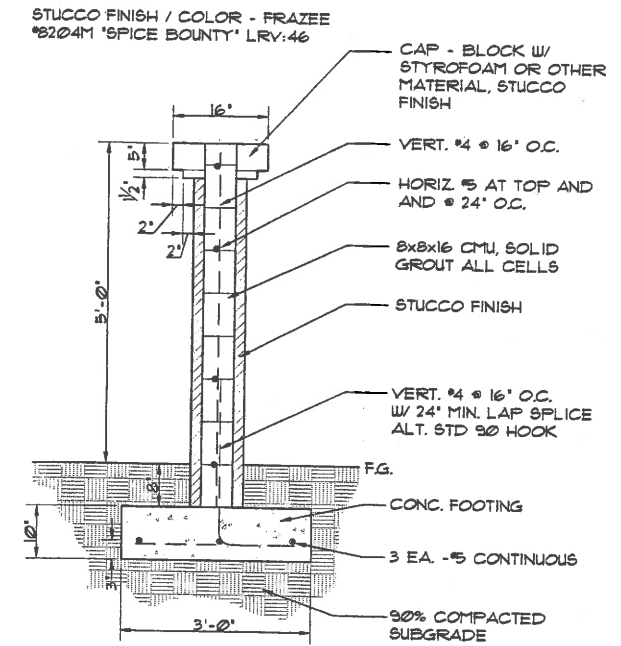
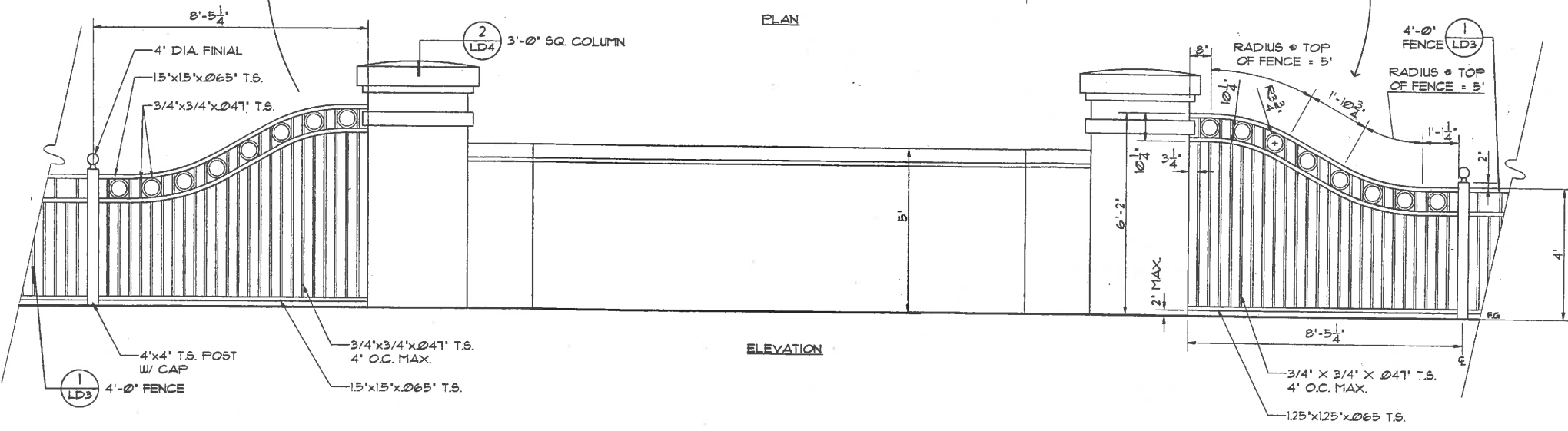
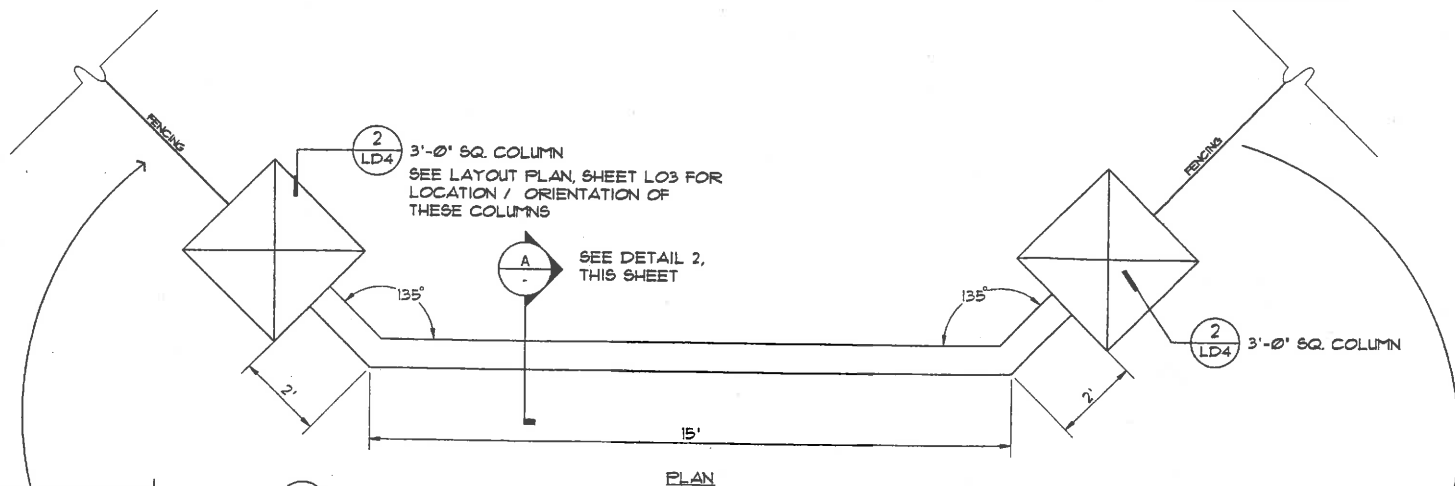


**METAL RAILING, TRIM:**  
R:99, G:89, B:90  
C:58, M:58, Y:53, K:27  
Behr Coffee Bar T14-10  
or similar,  
Satin finish

**WOOD STAIN:**  
Behr Cordovan Brown T104  
or similar,  
Transparent finish

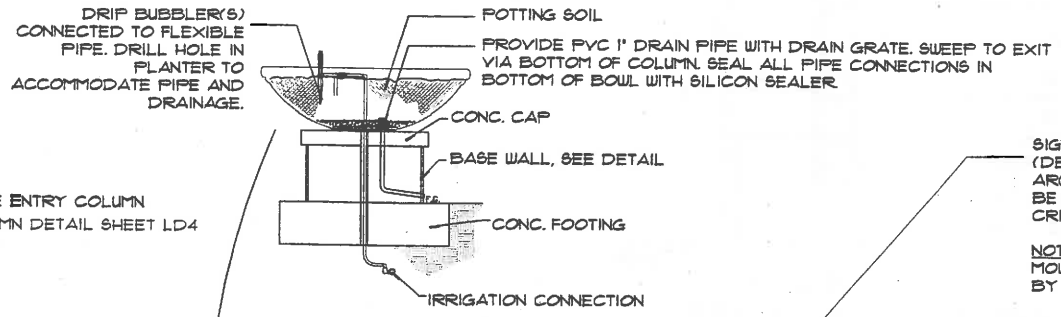
**NOTES:**

1. FENCE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. ATTACH FENCE RAILS, TOP & BOTTOM, TO PLATES ANCHORED IN MASONRY COLUMNS (TYP).
3. CONTRACTOR TO PROVIDE SHOP DRAWING OF FENCE PANELS PRIOR TO CONSTRUCTION TO VERIFY DESIGN INTENT AND FOR APPROVAL BY OWNER.
4. WELD ALL CONNECTIONS AND FINISH SMOOTH.
5. ALL METAL TO RECEIVE ONE COAT PRIMER AND POWDER COAT OF PAINT (COLOR TO BE BLACK).



**1 CORNER WALL AND FENCING**  
1/2" = 1'-0"

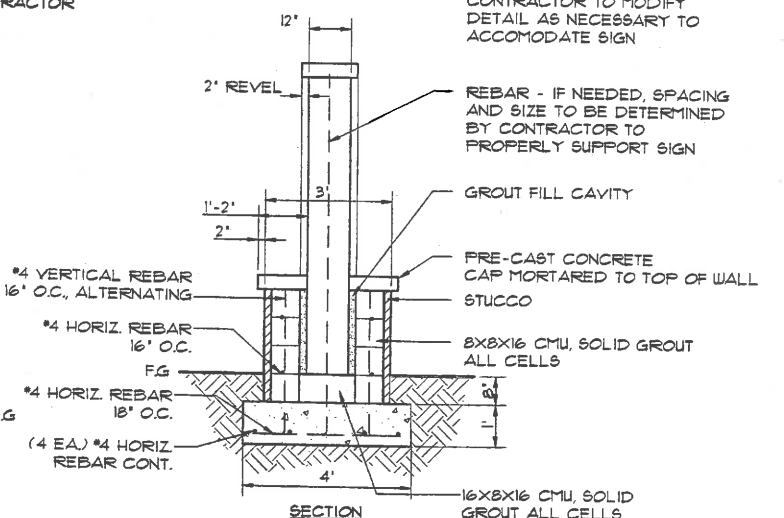
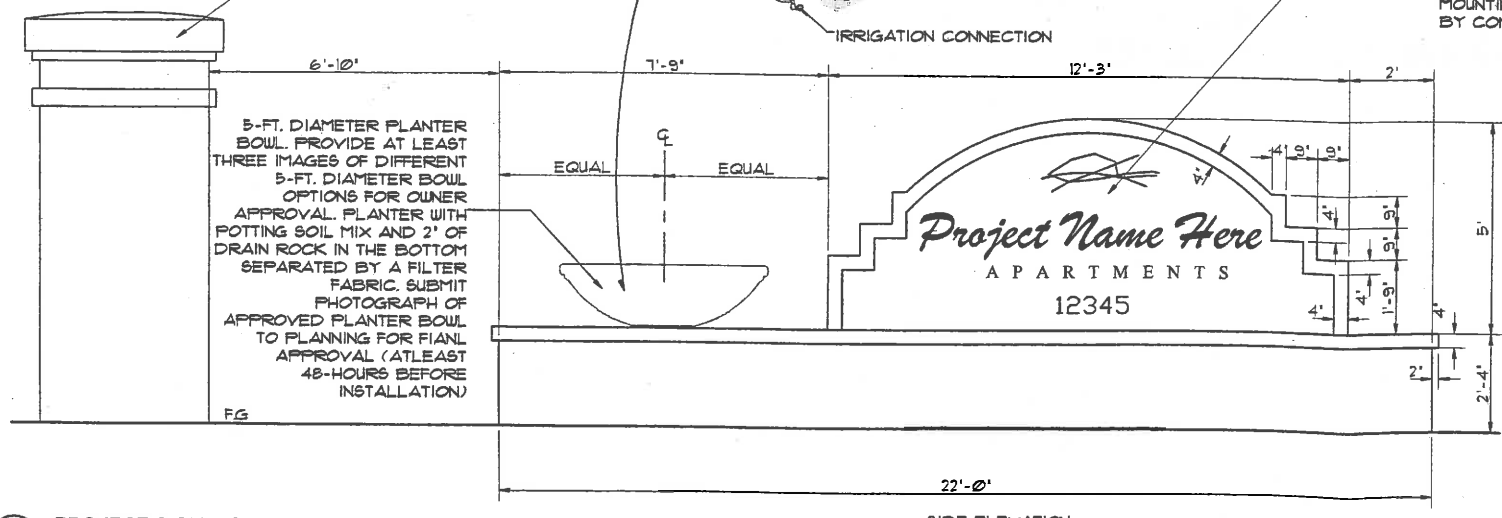
**2 CORNER WALL**  
3/4" = 1'-0" 323119-13 042266-19-58



SIGN MONUMENT CONSTRUCTION AND MATERIALS BY OTHERS (DEFERRED SUBMITTAL). ARCHING DESIGN IS INTENDED TO MIMICK ARCHES DESIGNED INTO THE BUILDING FACADES. LIGHTING OF SIGN TO BE VIA GROUND MOUNTED FLOOD LIGHTS. DESIGN TO MEET THE BASIC CRITERIA OF 48-SQUARE FEET MAXIMUM SIGN AREA ON EACH SIDE.

NOTE: MOUNTING OF SIGN MONUMENT TO BE COORDINATED BY CONTRACTOR

NOTE: CONTRACTOR TO MODIFY DETAIL AS NECESSARY TO ACCOMMODATE SIGN



**3 PROJECT SIGN MONUMENT DESIGN INTENT**  
1/2" = 1'-0"

NO.	REVISIONS	DATE	BY

<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> APPROVED	<input type="checkbox"/> BID	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
--------------------------------------	-----------------------------------	------------------------------	---------------------------------------	---------------------------------

**omni-means**  
ENGINEERS PLANNERS  
ARCHITECTS  
SACRAMENTO REGION  
943 Ferry Dr., #500  
Sacramento, CA 95825  
(916) 742-6666

Site in:  
REDDING  
YUBA  
SUTTER  
WALNUT CREEK

**CORNER WALL AND SIGN MONUMENT DETAILS**  
**LANDSCAPE IMPROVEMENT PLANS**  
**LOT 2a, SUNSET WEST**  
**DEVELOPER - JRS ROCKLIN PARTNERS LLC**  
**ROCKLIN, CALIFORNIA**

SCALE	AS SHOWN
JOB NO.	25-4567-01
DESIGNED	SAR
DRAWN	JMS
FILE	339005
CHECKED	KM
DATE	11-12-13



SHEET NO.  
**LD1**

**PREVIOUS BUILDING DESIGN**

**BUILDING 8**

Refer to color board for colors

Composite or Concrete Tile: American Heritage Eagle Cascade Blend HP 8706 or similar



UNIT C UNIT C  
BUILDING 8 END EXTERIOR ELEVATION - UNITS C



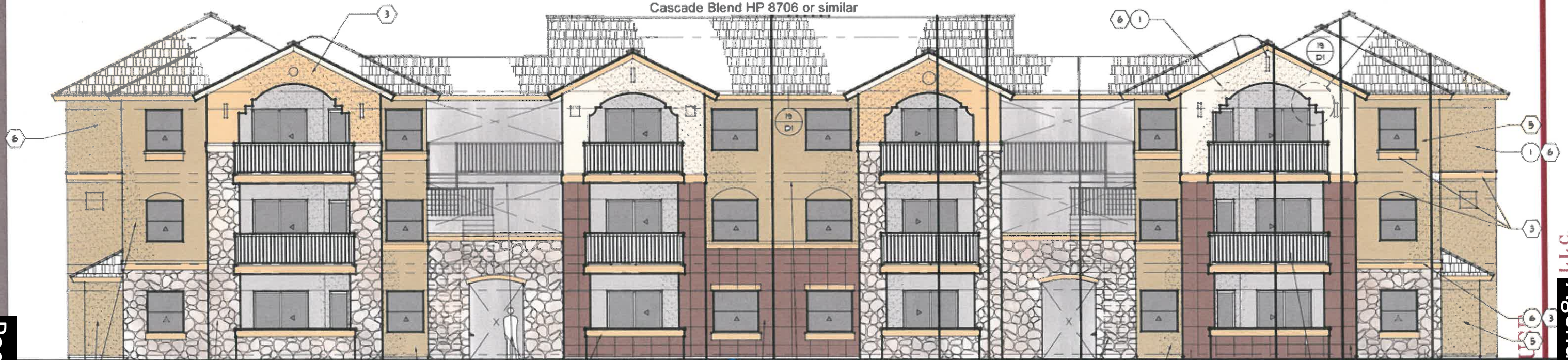
**FINISH MATERIAL @ UNIT D**

- 1 ROOF: COMPOSITE OR CONCRETE TILE: AMERICAN HERITAGE EAGLE CASCADE BLEND HP 8706
- 2 PAINT OVER STUCCO
- 3 MAIN BUILDING MASS: SEMI-SMOOTH FINISH STUCCO FRAZEE # 808-01 SPICE BOUNTY LRV - 44
- 4 ACCENT BUILDING MASS AND TRIM: SEMI-ROUGH FINISH STUCCO FRAZEE # T1441 SEPTEMBER LEAF LRV - 38
- 5 STONE: CORONADO ITALIAN VILLA STONE COLOR: PORTABELLA

**FINISH MATERIAL @ UNIT D**

- 1 ROOF: COMPOSITE OR CONCRETE TILE: AMERICAN HERITAGE EAGLE CASCADE BLEND HP 8706
- 2 PAINT OVER STUCCO
- 3 ACCENT BUILDING MASS: SEMI-SMOOTH FINISH STUCCO FRAZEE # 808-01 SPICE BOUNTY LRV - 44
- 4 ACCENT BUILDING MASS: SEMI-ROUGH FINISH STUCCO FRAZEE # G0270W ORANGE WHIP LRV - 75
- 5 SCORED BASE: SEMI-SMOOTH FINISH STUCCO FRAZEE # B175D ROUND UP LRV - 73

Composite or Concrete Tile: American Heritage Eagle Cascade Blend HP 8706 or similar



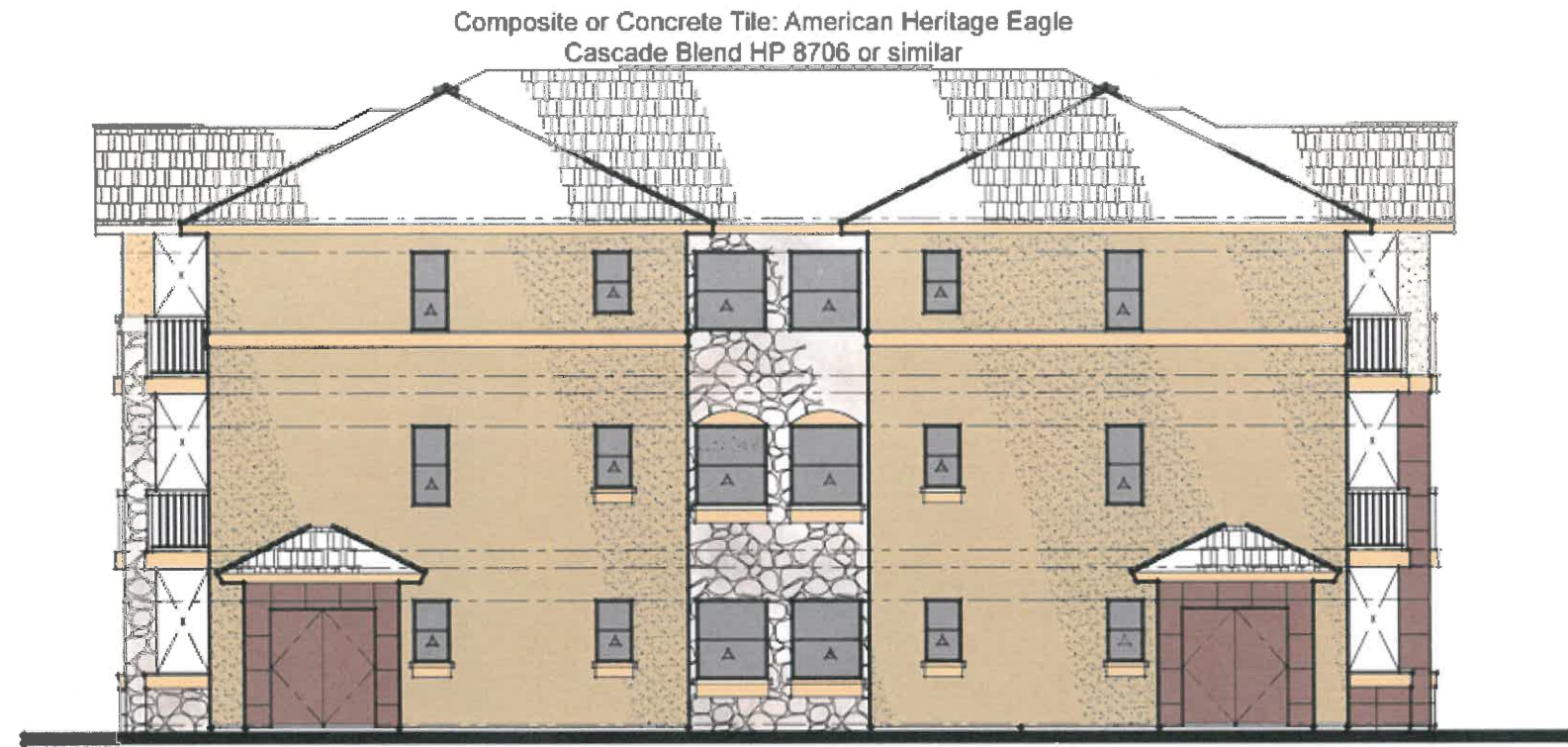
UNIT C UNIT A UNIT A UNIT C  
BUILDING 8 FRONT EXTERIOR ELEVATION - UNITS C & A



PREVIOUS BUILDING DESIGN

BUILDING 6

Refer to color board for colors



UNIT D  
BUILDING 6 END EXTERIOR ELEVATION - UNITS D

FINISH MATERIAL @ UNIT D

- ① ROOF: COMPOSITE OR CONCRETE TILE: AMERICAN HERITAGE EAGLE CASCADE BLEND HP 8706
- ② PAINT OVER STUCCO
- ③ MAIN BUILDING MASS: SEMI-SMOOTH FINISH STUCCO PRAIZEE # 8084M SPICE BOUNTY LRV - 46
- ④ ACCENT BUILDING MASS AND TRIM: SEMI-ROUGH FINISH STUCCO PRAIZEE # 1144T SEPTEMBER LEAF LRV - 58
- ⑤ STONE: CORONADO ITALIAN VILLA STONE COLOR: PORTABELLA



UNIT D  
BUILDING 6 REAR EXTERIOR ELEVATION - UNITS D

SCALE: 1/8" = 1'-0"

FINISH MATERIAL @ UNIT D

- ① ROOF: COMPOSITE OR CONCRETE TILE: AMERICAN HERITAGE EAGLE CASCADE BLEND HP 8706
- ② PAINT OVER STUCCO
- ③ ACCENT BUILDING MASS: SEMI-SMOOTH FINISH STUCCO PRAIZEE # 8084M SPICE BOUNTY LRV - 46
- ④ ACCENT BUILDING MASS: SEMI-ROUGH FINISH STUCCO PRAIZEE # 02026W ORANGE 144P LRV - 75
- ⑤ SCORED BASE: SEMI-SMOOTH FINISH STUCCO PRAIZEE # 8715D ROUND UP LRV - 73

**ROOF:**  
Composite or Concrete Tile:  
American Heritage Eagle  
Cascade Blend HP 8706



**MAIN BLDG @ stone:**  
Semi smooth finish stucco:  
Frazee #8204M  
Spice Bounty, LRV: 46



**ACCENT BLDG & TRIM:**  
Semi rough finish stucco:  
Frazee #7744M  
September Leaf, LRV: 58



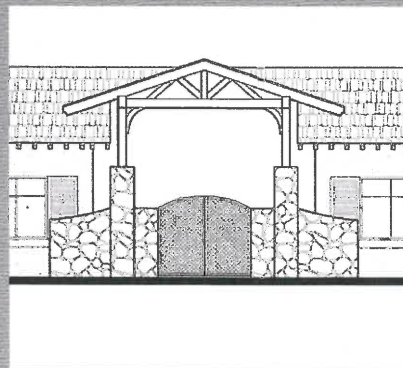
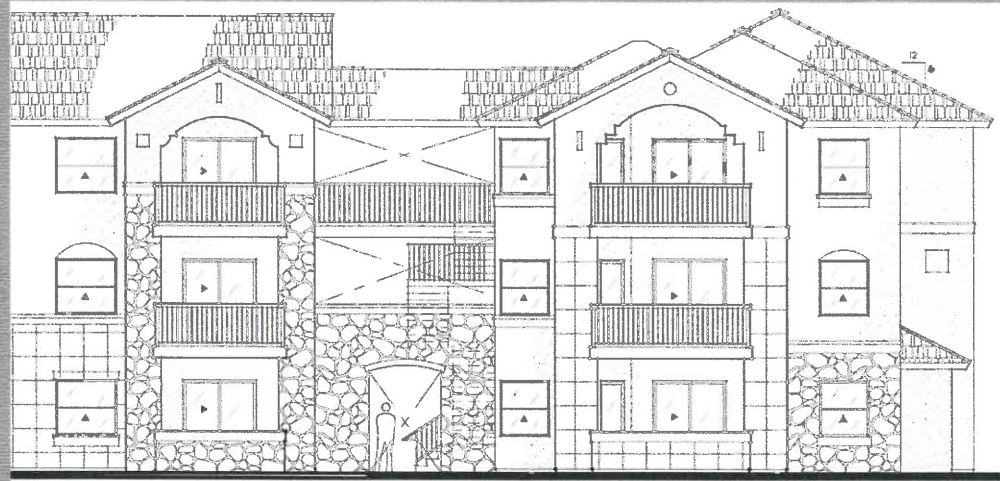
**STONE:**  
Coronado  
Italian Villa Stone  
Color: Portabella



**SCORED BASE:**  
Semi smooth finish,  
scored stucco  
Frazee #8275D  
Round Up, LRV: 23



**ACCENT BLDG  
@ scored base:**  
Semi rough finish stucco:  
Frazee #CW028W  
Orange Whip, LRV: 79



**ROOF:**  
Composite or  
Concrete Tile:  
American  
Heritage Eagle  
Cascade Blend  
HP 8706



**REAR BLDG:**  
Semi smooth  
finish stucco:  
Frazee #8204M  
Spice Bounty,  
LRV: 46



**STONE:**  
Coronado  
Italian  
Villa Stone  
Color:  
Portabella



**FRONT BLDG:**  
Semi rough  
finish stucco:  
Frazee #CW028W  
Orange Whip,  
LRV: 79



**ORIGINAL  
COLOR BOARD FOR SUNSET WEST APARTMENTS**

**ROCKLIN PARTNERS, INC.**



