

**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: February 06, 2018**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**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](http://www.rocklin.ca.us).

### AGENDA

#### INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. December 19, 2017 Minutes
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

#### CONSENT ITEMS - None

#### PUBLIC HEARINGS

7. **BOYD'S FAMILY BILLIARDS  
USE PERMIT, U2017-0004**

This application is a request for approval of a Conditional Use Permit to allow the operation of a billiard parlor within an existing tenant space. No modifications to the parking lot or building exterior are proposed. The use would consist of 16 pool tables and a snack bar serving light appetizers, fried food, soda, pizza, hot dogs, etc. The facility would obtain a Type 40 beer and wine license from ABC. No hard alcohol would be served on the premises. The subject site is located at 6015 Pacific Street. APN 045-010-026. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Michael D. Boyd. The property owner is 6015 Pacific Street, LLC / Ethan Conrad Properties.

- a. Resolution of the Planning Commission of The City of Rocklin Approving a Notice of Exemption (Boyd's Family Billiards / U2017-0004)
- b. Resolution of the Planning Commission of The City of Rocklin Approving a Use Permit (Boyd's Family Billiards / U2017-0004)

**NON PUBLIC HEARINGS**

- 8. Informational Items and Presentations**
- 9. Reports and Discussion Items from Planning Commissioners**
- 10. Reports from City Staff**
- 11. Adjournment**

CITY OF ROCKLIN  
MINUTES OF THE  
PLANNING COMMISSION MEETING

December 19, 2017  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www. rocklin.ca.us)

- 1. Meeting Called to Order at 6:30 pm
- 2. Pledge of Allegiance was led by Commissioner Vass.
- 3. Roll Call

*Chairman Martinez, Excused*  
 Commissioner McKenzie  
 Commissioner Sloan, *Excused*  
 Vice Chairman Whitmore  
 Commissioner Vass

Others Present:

DeeAnne Gillick, Assistant City Attorney  
 Marc Mondell, Economic & Community Development Director  
 Bret Finning, Manager of Planning Services  
 Nathan Anderson, Senior Planner  
 Shauna Nauman, Assistant Planner  
 David Mohlenbrok, Deputy Director, Public Services  
 Dave Palmer, City Engineer  
 Terry Stemple, Planning Commission Secretary

About 25

- 4. Minutes –
  - a. Minutes of August 15, 2017 were approved as submitted.
  - b. Minutes of October 17, 2017 were approved as submitted.
  - c. Minutes of November 7, 2017 were approved amended.
- 5. Correspondence - None
- 6. Citizens Addressing the Commission on Non Agenda Items – None

**CONSENT ITEMS**

**None**

**PUBLIC HEARINGS**

**7. INDIAN CREEK TENTATIVE PARCEL MAP  
TENTATIVE PARCEL MAP, DL2017-0004**

This application is a request for approval of a Tentative Parcel Map to allow the division of a 12.38± acre parcel into 3 parcels. Parcel 1 is proposed at 2.81± acres, Parcel 2 at 6.35± acres, and Parcel 3 at 3.21± acres. The property is currently developed with two single family residences served by an existing well and septic systems. The project proposes to continue to be served by well and septic, with three new wells and repair areas for the existing and proposed septic systems. The subject site is located at the terminus of Indian Creek Drive, west of Barton Road and south of Brace Road in southeastern Rocklin. APN: 045-044-045. The property is zoned Residential Single Family 12,500 Square Foot Minimum Lot size (R1-12.5) and Open Area (OA). The General Plan designation is Low Density Residential (LDR) and Recreation/Conservation (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15315, Minor Land Divisions, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant/property owner is CLB Properties, LLC

Shauna Nauman, Assistant Planner, presented the project staff report.

The Commission had questions for staff regarding:

1. Existing two houses being non-conforming.

The Applicant, Melissa Bowers, addressed the Commission and stated she agrees with the staff findings and conditions.

The Commission had no questions for the applicant.

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

**Commission Deliberation/Discussion:**

Commissioner McKenzie stated he supports the findings and the project.

Commissioner Vass concurred.

On a motion by Commissioner Vass and seconded by Commissioner McKenzie Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Indian Creek Tentative Parcel Map / DL2017-0004) was approved by the following vote:

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

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (Indian Creek Tentative Parcel Map / DL2017-0004) was approved by the following vote:

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

**8. NOBEL LEARNING CENTER  
 DESIGN REVIEW, DR2017-0008  
 USE PERMIT, U2017-0002  
 TENTATIVE PARCEL MAP, DL2017-0007**

This application is a request for approval of a Tentative Parcel Map to divide an approximately 3-acre parcel into two parcels (Parcel 1: 1.25 acre; Parcel 2: 1.71 acre) and approval of a Design Review and Use Permit to construct and operate an early childhood development center in an 11,125 square-foot building on Parcel 1. Parcel 2 would be left as a vacant pad with future improvements to be determined. The subject site is located on the easterly corner of Sunset Blvd. and Stanford Ranch Rd. APN: 016-450-001. The property is zoned Planned Development Business Professional (PD-BP). The General Plan designation is Professional Office (BP).

The project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Section 15332 – Infill Development Projects.

The applicant is Sutter Retail Development Corporation. The property owner is Yuba Investments – Sunset LP and Norton Investments II, LLC.

Nathan Anderson, Senior Planner, presented the project staff report.

The Commission had questions for staff regarding:

1. LaPetite Academy’s conditions
2. Size of LaPetite Academy building
3. Separation requirements – PG&E
4. Height of walls and fencing

The Applicant, Jason Reed, addressed the Commission stating he concurs with staff’s recommendations.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

1. Paul Kelly, Ford Ct, Rocklin, expressed concerns about a prescriptive easement he has with the property, RV access, vehicle trips, noise and solar access.
2. Karen Schimmerhorn, Ford Ct., Rocklin, expressed concerns about lights and traffic noise, fence access to Stanford Ranch Road, traffic and solar access.
3. Nicole Henderson, Midas Ave, Rocklin, expressed concerns about concrete fencing, elevation of project, lighting and a major concern with the use on Parcel 2.
4. Peter Harrison, Midas Ave, Rocklin, had questions regarding the fencing height toward Midas Avenue
5. Director of LaPetite Academy, Rocklin raised concerns about traffic and staffing issues.

There being no further comments, the public hearing was closed.

The Commission had the following questions for staff and the applicant:

1. Prescriptive easement recording
2. Cleanouts and manholes access
3. Auto trips
4. Hours of operation
5. Solar panels on residences
6. Lighting
7. Removal of old landscape
8. Pedestrian gate
9. Trash enclosure location
10. Fencing height and length
11. 6' vs 8' fencing
12. Other daycare facilities in the area
13. Parking grade
14. Noise issues
15. Deliveries of food and supplies
16. Noise complaints about new school at Wildcat and W. Stanford Ranch
17. Distance from Schimmerhorn property to parking spot
18. Upine trees
19. Does current location of Merryhill School back up to residential
20. Noise complaints at current Merryhill School location
21. Length of time Merryhill School has been in business
22. Outdoor playtime schedule

**Commission Deliberation/Discussion:**

Commissioner McKenzie stated that prescriptive easements are out of the Planning Commission purview. He concurs with staff's findings and suggested possibly conditioning deliveries to specific times. He supports the project.

Commissioner Vass stated she had exparte communications. She is in favor of the project.

Commissioner Whitmore expressed that he would like the existing landscaping replaced. He supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Approving a Notice of Exemption (Nobel Learning Center / DR2017-0008, U2017-0002, and DL2017-0007) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Approving a Design Review (Nobel Learning Center / DR2017-0008) was approved by the following vote with the modifications outlined in the blue memo.

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

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Approving a Use Permit (Nobel Learning Center / U2017-0002) was approved by the following vote with the additional condition regulating deliveries during normal business hours.

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

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Approving a Tentative Parcel Map (Nobel Learning Center / DL2017-0007) was approved by the following vote:

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

**9. DURANGO (WILDCAT SUBDIVISION)  
 DESIGN REVIEW, DR2017-0012  
 VARIANCE, V2017-0003**

This application is a request for approval of a Design Review and a Variance to allow construction of single-family homes within the previously-approved Wildcat Subdivision (SD2014-0001). The Design Review proposes house architecture and individual lot landscaping for the 122 approved lots. The Variance would allow for a deviation in the required front setback for one lot and a minor increase in maximum lot coverage for another lot. The subject site is located on the west side of Wildcat Boulevard, approximately 330 feet southerly of the intersection of Whitney Ranch Parkway and Wildcat Boulevard. Assessor Parcel Numbers (APNs): 017-171-014, 015, 016, 017, & 024.

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 Meritage Homes of California.

Nathan Anderson, Senior Planner, presented the project staff report.

The Commission had no questions for staff.



The Applicant, Rob Wilson, Meritage Homes, addressed the Commission.

The Commission had questions for the applicant regarding:

1. Reason for four different elevations
2. Contemporary elevation

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

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, Resolution of The Planning Commission of The City of Rocklin Approving a Design Review (Wildcat [Durango] Subdivision / DR2017-0012) was approved by the following vote:

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

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, Resolution of The Planning Commission of The City of Rocklin Approving a Variance (Wildcat [Durango] Subdivision / V2017-0003) was approved by the following vote:

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

**NON PUBLIC HEARINGS**

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

1. Commissioner McKenzie will be staying on the ARC Committee

**11. Reports from City Staff –**

1. City Council approved the Sierra Gateway Apartments as modified.
2. January 2<sup>nd</sup> and January 16<sup>th</sup> Planning Commission meetings are being cancelled.

**12. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Terry Stemple  
 Planning Commission Secretary

*Approved at the regularly scheduled Meeting of*



City of Rocklin Economic and Community Development Department

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**Planning Commission  
STAFF REPORT**

**Boyd's Family Billiards**

**Use Permit, U2017-0004**

**February 6, 2018**

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**Recommendation**

Subject to the recommended conditions of approval, staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Boyd's Family Billiards / U2017-0004)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A USE PERMIT (Boyd's Family Billiards / U2017-0004)

**Proposal/Application Request**

This application is a request for approval of a Conditional Use Permit to allow the operation of a billiard room within an existing tenant space. No modifications to the parking lot or building exterior are proposed. The use would consist of 16 pool tables and a snack bar serving light appetizers, fried food, soda, pizza, hot dogs, etc., as well as beer and wine. No hard alcohol would be served on the premises.

**ANALYSIS**

**General Site Information**

The subject site is located within the existing Sunset Plaza at 6015 Pacific Street. The Assessor Parcel Number (APN) is 045-010-026. The use is proposed within two tenant suites inside this building, which would be merged as a result of this project. The suites are identified as 5935 and 5945 Pacific Street. See **Figures 1 and 2**.

Figure 1 – Aerial Vicinity Map



Figure 2 – Project Tenant Location



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Boyd's Family Billiards  
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### **Owner/Applicant**

The applicant is Michael D. Boyd. The property owner is 6015 Pacific St, LLC / Ethan Conrad Properties, Inc.

### **Background and Site Characteristics**

Sunset Plaza was originally constructed in 1965 and was modified and expanded in the 1990s. The center is currently home to an assortment of tenants, including a convenience store, donut shop, barbershop, and dance center. Several of the tenant spaces within the center are presently vacant.

The proposed billiard room would be located within two existing tenant spaces within the center. The two suites, which total 5,253 square feet, would be merged to accommodate the use.

### **General Plan and Zoning Compatibility**

The project site is designated Retail Commercial (RC) on the General Plan and is zoned Planned Retail Business (C-2) within the Rocklin Municipal Code (RMC). The proposed project is compatible with the existing General Plan designation and Zoning, subject to issuance of a Use Permit as described below.

### **Use Permit**

According to Section 17.46.020 of the RMC, "Billiard Room" is a permitted use within the C-2 zoning district, subject to issuance of a Conditional Use Permit.

Section 17.70.140 states that the grant of a Conditional Use Permit shall be based on a finding by the decision making body (Planning Commission) that the establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City.

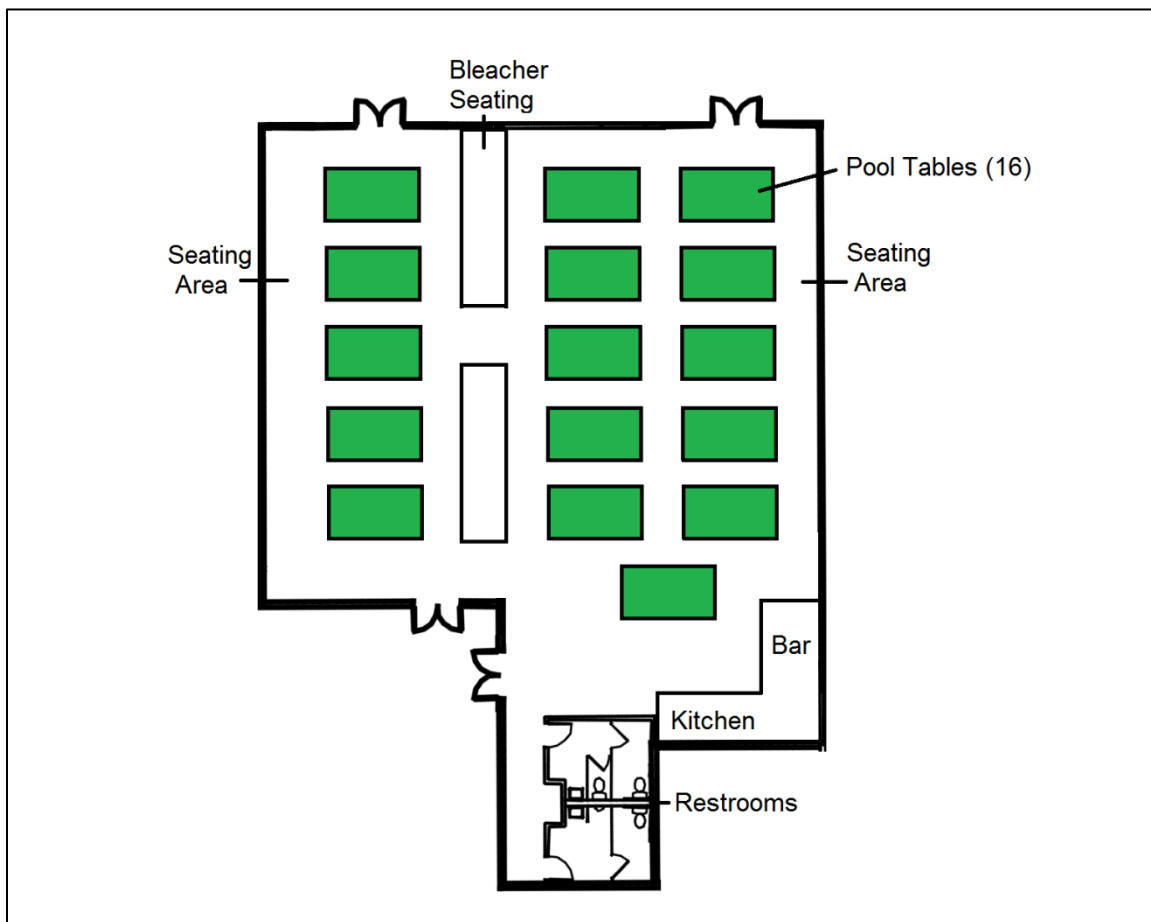
### ***Business Description***

Boyd's Family Billiards is proposed to include 16 pool tables and a snack bar/kitchen area. Bleacher seating would be installed along the middle portion of the facility, with additional seating areas available along the walls. See **Figure 3** for a preliminary floor

plan. The project would be required to obtain all necessary Building/Fire permits prior to occupancy.

The snack bar would serve light appetizers, such as fried foods, sodas, pizza, hot dogs, etc. The business also intends to serve beer and wine, which will require a Type 40 beer and wine license to be obtained from the Department of Alcoholic Beverage Control (ABC). The project has been conditioned to prohibit the sale of any hard alcohol on the premises.

Figure 3 – Preliminary Floor Plan



According to the applicant, the goal of the facility is to promote the game of billiards to people of all ages. The facility would include league play, including junior leagues. Hours of operation are anticipated to be Sundays through Thursdays from 10am to midnight, and Fridays and Saturdays from 10am to 2am. All billiard activities would occur indoors.

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It is estimated that there would be 1-2 tournaments per week. The typical number of tournament entries would be 15-20 people. Larger tournaments are also anticipated a couple of times per year. Typical tournaments would be conducted from 7pm through 11pm during the weekdays, dependent upon the number of entries.

#### *Police Department Review*

The Rocklin Police Department (RPD) has reviewed the proposed application. According to a letter from Chief of Police Chad Butler (**Attachment 1**), the project could result in concerns related to the sale of alcohol, combined with the desire to hold frequent tournaments. Therefore, while RPD does not oppose the project, it has requested the ability to address potential future needs for security, such as but not limited to the provision of private parking lot security by the applicant if determined to be necessary. This has been included as a condition of approval.

#### *Parking*

The proposed location is within an existing multi-tenant reciprocal parking lot which contains over 300 parking spaces. The parking lot is currently underutilized and is typically less than half-full.

The City does not have specific parking standards for billiard rooms. However, it is anticipated that typical parking needs would be substantially similar to the parking which would be required for assembly or restaurant uses, both of which are allowed by right within the C-2 zoning district. Further, based on the hours of operation, it is projected that the more parking-intensive tournaments would operate during off-peak hours from most of the other businesses within the shopping center. It is not anticipated that the project would result in significant impacts to parking within the center or surrounding area.

#### *Recommendation*

The proposed use is not anticipated to be detrimental to the health, safety, or general welfare of the area. Therefore, staff recommends approval of the Use Permit, subject to conditions of approval.

#### **Environmental Determination**

The development as described above is exempt pursuant to Class 1 of the CEQA Guidelines. Class 1 exemptions consist of the minor alteration of existing facilities

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Boyd's Family Billiards  
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involving negligible or no expansion beyond the existing use. Examples include but are not limited to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Class 1 of the CEQA Guidelines.

**Attachments**

1. Rocklin Police Department Letter – 1/04/18



# MEMORANDUM

**To:** Marc Mondell, Director of Economic and Community Development

**From:** Chad Butler, Chief of Police

**Date:**

**Prepared By:**

**Subject:**

**BACKGROUND:**

This memorandum is in reference to request for comments from the Police Department on the Boyd's Family Billiards Use Permit. The comments contained in this public safety analysis are exclusive to matters of public protection, traffic safety, and possible impacts to Police Department operations. This analysis may include mitigating recommendations that could alleviate public safety concerns.

The following marked items apply to this analysis:

Alcohol, Tobacco, Gaming, Massage, Firearms, Explosives & other Local/State/Federal Regulations

- This proposal includes whole-sale or retail-sales of alcohol as regulated by California Business and Professions Code (B&P) §25658, 23300, & 23025, and therefore a more detailed *Public Convenience or Necessity* (PCN) analysis for State ABC licensing was conducted.
- This proposal includes retail sales of tobacco, regulated by the California State Board of Equalization (BOE), and requires a more detailed analysis related to B&P Section §22952, California Penal Code (PC) section §308 or the Rocklin Municipal Code (RMC) Chapter §17.69 .
- This proposal includes legalized gaming as described in California Constitution Article IV, Legislative, Sec. 19, or California B&P §19800 et seq, Gambling Control Act.
- This proposal includes therapeutic massage as described in the California Massage Therapy Act, regulated by B&P §4600, Calif. Government Code (GCG) §51030-51034, and the Rocklin Municipal Code (RMC) Chapter §5.20.
- This proposal includes firearms sales requiring licensing pursuant to PC §26700 & 26715.
- This proposal includes elements of explosives regulated by Title 18, U.S. Code, Sec. 1102, Chapter 40 - Importation, Manufacture, Distribution & Storage of Explosive Materials, are regulated by Calif Code of Regulations (COR), Title 19, Division 1, Chapter 10 (explosives), or COR, Title 19, Division 1, Chapter 6 (fireworks).
- This proposal requires additional traffic impact analysis by the Traffic Committee chaired by the Office of the Chief of Police pursuant to RMC §10.08.020 & 10.08.030.
- This proposal appears to be consistent with current local, state and federal laws/statutes regulating criminal law, including the Rocklin Municipal Code (RMC).



**FINDINGS, CONCLUSIONS & RECOMMENDATIONS:****Project details:**

The site is located at 6015 Pacific Street. Michael Boyd has applied for a Conditional Use Permit to allow the operation of a billiard parlor within an existing tenant space. No modifications to the parking lot or building exterior are proposed. The use would consist of 16 pool tables and a snack bar serving light appetizers, fried food, soda, pizza, hot dogs, etc. The facility would obtain a Type 40 beer and wine license from ABC. No hard alcohol would be served on the premises.

**Findings:**

Based on the information provided regarding the proposed billiard parlor, the parking lot ingress and egress appear to be sufficient for this type of business. The only safety concerns come with the sale of alcohol combined with the desire to hold frequent tournaments.

**Recommendations:**

As a new type of business within the City of Rocklin, the Police Department would like to reserve the right to address potential future needs for security.

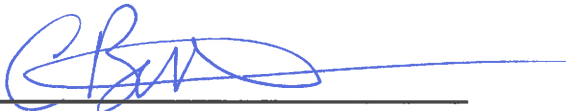
**Conclusions:**

Overall, there does not appear to be any significant traffic or safety risks with this proposal.

**Fiscal Impacts:**

There are no fiscal impacts to the Police Department at this time.

Report Content Reviewed and Approved by:



**Chad Butler**  
**Chief of Police**

Report and Analysis prepared by:

Wendy L. Smith, CSO

Name and Rank

**Attachments:**

RESOLUTION NO. 2018-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
APPROVING A NOTICE OF EXEMPTION  
(Boyd’s Family Billiards Project)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the Boyd’s Family Billiards Project (“Project”) and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15301 – Existing Facilities; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the Planning Commission, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

- AYES: Commissioners:
- NOES: Commissioners:
- ABSENT: Commissioners:
- ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

**NOTICE OF EXEMPTION**

**TO:** County Clerk, County of Placer  
 2954 Richardson Blvd.  
 Auburn, CA 95604-5228

**FROM:** City of Rocklin  
 ECD Department  
 3970 Rocklin Road  
 Rocklin, CA 95677

**Project Title:** Boyd’s Family Billiards Project (U2017-0004)

**Project Location - Specific:** The project is located at 6015 Pacific Street.

**Project Location - City:** Rocklin, CA; **County:** Placer

**Description of Nature, Purpose and Beneficiaries of Project:** The project is a request for approval of a Conditional Use Permit to allow the operation of a billiard parlor within an existing tenant space. Interior tenant improvements are proposed, but no modifications to the parking lot or building exterior are proposed. The use would consist of 16 pool tables and a snack bar serving light appetizers, fired food, soda, pizza, hot dogs, etc. The facility would obtain a Type 40 beer and wine license from the Department of Alcoholic Beverage Control, but hard alcohol would not be served. Anticipated hours of operation are Sunday-Thursday 10:00 AM to midnight, and Fridays and Saturdays 10:00 AM – 2:00 AM. There would be no expansion of the existing building.

**Name of Public Agency Approving Project:** City of Rocklin

**Name of Person or Agency Carrying Out Project:** The applicant is Michael Boyd, 1431 Kingswood Drive Apt. # 165, Roseville, CA 95678, (916) 410-8438, and the property owner is 6015 Pacific Street, LLC, 1300 National Drive, Ste. 100, Sacramento, CA 95834, (916) 779-1000.

**Exempt Status (Check one)**

x Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15301 – Existing Facilities Section 15302 – Replacement or Reconstruction

**Reasons why the project is exempt.** The project involves the use of an existing tenant space as a billiard parlor, as further described above. Class 1 exemptions consist of the minor alteration of existing facilities involving negligible or no expansion beyond the existing use. Examples include but are not limited to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Class 1 of the CEQA Guidelines.

**Contact Person:** Marc Mondell, Economic and Community Development Department Director

**Date received for Filing:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

Marc Mondell, Economic and Community Development Department Director

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## RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT  
FOR A BILLARD ROOM

(Boyd's Family Billiards / U2017-0004)

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. This Conditional Use Permit allows operation of a billiard room within a currently existing shopping center located at 6015 Pacific Street (APN 045-010-026).

B. A Notice of Exemption has been approved for this Project via Planning Resolution No. PC-2018-    .

C. The use would be completely enclosed within an existing tenant space and would not modify the parking area or building exterior within the shopping center. The Rocklin Police Department has reviewed the use and has no safety objections to establishment of the project. The Police Department reserves the right to address future needs for security, if applicable. Therefore, the establishment, maintenance, and operation of the proposed use will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The project is consistent with the Retail Commercial (RC) General Plan designation, and is allowed within the Retail Business (C-2) zoning district through issuance of a conditional use permit. The establishment, operation, and maintenance of the use is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Conditional Use Permit for operation of a billiard room facility (Boyd's Family Billiards / U2017-0004) as depicted and further described in Exhibit A included herein, subject to the conditions listed below. The approved Exhibit A shall govern the use. Unless otherwise expressly stated, the applicant / owner shall be solely responsible for satisfying each condition prior a final Building Permit Inspection, Issuance of a Certificate of Occupancy, or initiation of use as is applicable. 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. Operation

- a. Approval of this conditional use permit does not relieve the applicant from the requirement to obtain subsequent permits and approvals, as applicable. Prior to issuance of a Certificate of Occupancy, the applicant shall work with the Building and Fire Departments, as well as applicable utility providers and Placer County Environmental Health, to ensure that all requirements have been met. (PLANNING, BUILDING, FIRE)
- b. Boyd’s Family Billiards shall operate consistent with the Business Plan, included as **Exhibit A**. Deviations from these operations shall be reviewed by the Community Development Director for substantial compliance. Operational deviations which are not considered substantially compliant may require further review and approval by the original approving authority. (PLANNING)
- c. There shall be no public access to the outdoor area behind the building, with the exception of emergency exiting. (PLANNING)
- d. There shall be no hard alcohol served on the premises. The sale of beer and wine requires applicable permitting from the Department of Alcoholic Beverage Control. (PLANNING)

2. Security

- a. The Rocklin Police Department reserves the right to address potential future needs for security, such as but not limited to requiring the applicant to provide for private parking lot security, if determined to be necessary. (POLICE)

3. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the applicant shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s planning commission or City Council, which action is brought within the time period provided for in Section 65009 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the entitlement shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

4. Validity

- a. This entitlement shall expire two years from the date of approval, unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this day of \_\_\_\_\_, 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

EXHIBIT A

Boyd's Family Billiards – Business Plan  
Conditional Use Permit (U2017-0007)

Boyd's Family Billiards will operate within the Sunset Plaza shopping center, located at 6015 Pacific Street. The use will consist of 16 pool tables and a snack bar servicing light appetizers, fried food, sodas, pizza, hot dogs, etc. The Facility will have a Type 40 beer and wine license from ABC. No hard alcohol would be served on the premises.

The goal is to promote the game of billiards for all ages. The billiard hall would consist of two merged tenant spaces consisting of approximately 5,200 total square feet. Hours of operation would be Sunday through Thursday from 10am to midnight, and Fridays and Saturdays 10am to 2am.

The billiard hall would have weekly tournaments and leagues, as well as junior leagues. It is anticipated that there would be 1-2 tournaments per week. The typical number of entries in the tournament would be about 15-20 people. There would also be larger tournaments a couple of times a year. Tournaments would be conducted from about 7pm through 11pm during the weekdays (depending on the number of entries). There is ample parking for tournaments within the center.

Preliminary Floor Plan

