

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

**April 4, 2017
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

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

Chairman Sloan
Vice Chairman Martinez
Commissioner McKenzie
Commissioner Whitmore
Commissioner Vass

Others Present:

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

About 10 others

- 4. Minutes – None**
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**

CONSENT ITEMS

None

PUBLIC HEARINGS

- 7. 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 six (6) parcels totaling 13.9 acres 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 and 453-070-042. 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 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 Ryan Bradford. The property owner is Placer Partners, LLC.

Nathan Anderson, Associate Planner presented the staff report.

The Commission had no questions for staff.

The applicant, Ryan Bradford, Placer Partners, addressed the Commission and thanked staff for their efforts with the project.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

1. Robby Brennon, Black Willow Road, expressed concerns about the increased traffic and speed of vehicles.
2. Melissa Netzel, Dias Lane, expressed concerns about the homes on Dias Lane and the damage done to that road by the work happening now.
3. Jim Green, Dias Lane, had questions about the size of the lots on Dias Lane.

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Martinez stated that he feels the changes made to the map adequately address the concerns of the citizens and supports the project.

Commissioner Whitmore commended staff for working with the developer. Feels the new project is a reasonable alternative and supports the project.

Commissioner Vass expressed her appreciation to staff for working with the residents and supports the project.

Commissioner McKenzie reminded the Commission that he voted no when the project first was heard because of the oak trees and the way they were treated in the CEQA analysis and stated he still has the same concerns.

Chairman Sloan thanked staff for responding to the citizen's concerns. He feels the General Plan designation and zoning fit. He supports the project.

On a motion by Commissioner Martinez and seconded by Commissioner Vass, 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: Martinez, Vass, Whitmore, Sloan
NOES: McKenzie
ABSENT: None
ABSTAIN: None

On a motion by Commissioner Martinez and seconded by Commissioner Vass, 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 Minimum Lot Size (R1-6) and Residential Twelve Thousand Square Foot Minimum Lot Size (R1-12.5) (Oak Vista Subdivision / Z-2015-0002) was approved by the following vote:

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

On a motion by Commissioner Martinez and seconded by Commissioner Vass, 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:

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

NON PUBLIC HEARINGS

8. Informational Items and Presentations

- a. Report on Circulation Element Update

Laura Webster, Director, Office of Long Range Planning, and John Gard, Fehr & Peers presented the presentation given to the City Council at the Strategic Plan meeting in January, 2017.

9. Reports and Discussion Items from Planning Commissioners

- The Commission asked staff if there were any other projects that could be coming back to the Planning Commission.
 - Staff replied that there were none anticipated

10. Reports from City Staff

- Rocklin Golf Course public meeting is scheduled for May 9th at the Event Center
- Design Review modifications ordinance is scheduled for May 2nd Planning Commission meeting
- City Council approved the demolition of the Big Gun shed

- Planning Commission will be updated throughout the process of the Circulation Element update.

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of April 18, 2017*