



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: April 18, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

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. March 21, 2017 Minutes
 - b. April 4, 2017 Minutes
- 5. Correspondence**
- 6. Citizens Addressing the Commission on Non Agenda Items**
- 7. Introduction of Steven Rudolph, City Attorney**

CONSENT ITEMS

- 8. None**

SPECIAL PRESENTATION

- 9. Rocklin Adventure at Quarry Park**

PUBLIC HEARINGS

- 10. ROCKLIN ADVENTURE AT QUARRY PARK
CONDITIONAL USE PERMIT, U2017-0001**

The project is a request for a Conditional Use Permit to establish operational conditions for a family adventure destination within and adjacent to the City's existing Quinn Quarry Park. The facility would be City-owned, but would be run by a private entity. The project also includes a restaurant/small retail store and an approximately 200-space parking lot to accommodate the various uses. The subject site is located on the southeast side of Pacific Street, between Rocklin Road and Ruhkala Road, in the City of Rocklin. The Assessor's Parcel Numbers are APNs 010-170-001, -028, 010-230-004, -005 and a portion of 010-230-003.

The property is zoned a combination Planned Development - Commercial (PD-C-4) and Planned Development – Public Quasi-Public. The General Plan designation is a combination of Mixed Use (MU) and Medium Density Residential.

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration begins on March 30, 2017 and ends at 5:00 p.m. on April 18, 2017. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/current-environmental-documents>. Written comments regarding the environmental document may be submitted to the attention of the

Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The applicant is Legacy Family Adventures – Rocklin LLC. The property owner is the City of Rocklin.

- a. Resolution of The Planning Commission of The City Of Rocklin Recommending Approval of A Mitigated Negative Declaration of Environmental Impacts (Rocklin Adventure At Quarry Park / U2017-0001)
- b. Resolution of The Planning Commission of The City of Rocklin Recommending Approval of A Conditional Use Permit (Rocklin Adventure At Quarry Park / U2017-0001)

11. ROCKLIN GATEWAY

DESIGN REVIEW, DR2016-0010

GENERAL DEVELOPMENT PLAN, PDG2016-0005

OAK TREE PRESERVATION PLAN PERMIT, TRE-2017-0001

This application is a request for approval of the following entitlements to allow development of approximately 7 gross acres into a 204-unit multiple-family apartment project at a density of approximately 32.7 units per acre:

- A General Development Plan Amendment to modify land uses and development standards for the previously-approved ZL Rocklin General Development Plan (PDG-2007-01).
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed multiple-family development.
- An Oak Tree Preservation Plan Permit (TRE-2017-0001) to address the preservation, removal, and mitigation of oak trees on the project site.

The subject site is located at the northeastern corner of Midas Avenue & Pacific Street. APNs 010-010-016, -017, -028, -029 & 010-040-040. The property is zoned Planned Development - Mixed Use (PD-MU). The General Plan designation is Mixed Use (MU).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration begins on March 30, 2017 and ends at 5:00 p.m. on April 18, 2017. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/current-environmental-documents>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The applicant is Daniel Nethercott with Catalyst Rocklin, LLC. The property owner is ZL Rocklin, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (Rocklin Gateway / DR2016-0010, PDG2016-0005 and TRE2017-0001)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Establishing the Rocklin Gateway General Development Plan and Rezoning an Area From General Development Plan – Mixed Use (PD-MU) to Planned Development Residential – 33 Dwellings Per Acre (PD-33) (Rocklin Gateway / PDG2016-0005 and Z2017-0003)

- c. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Approving an Amended and Restated Development Agreement By and Between the City of Rocklin; ZL Rocklin, LLC; and Catalyst Housing Group, LLC, Relative to the Development Known as the Rocklin Gateway Project (Rocklin Gateway / DA2017-0001)
- d. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Design Review and Oak Tree Preservation Plan Permit (Rocklin Gateway / DR2016-0005 and TRE2017-0001)

NON PUBLIC HEARINGS

12. Informational Items and Presentations

- a. None

13. Reports and Discussion Items from Planning Commissioners

14. Reports from City Staff

15. Adjournment