



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: May 17, 2016
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. May 3, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

PUBLIC HEARINGS

7. 4453 GREENBRAE FENCE HEIGHT DEVIATION USE PERMIT, U2016-0002

This application is a request for approval of a Use Permit to allow an existing 6-foot high fence to encroach approximately 22- feet into the required 25-foot front yard setback. The subject site is at 4453 Greenbrae Road. APN 454-070-037. The property is zoned Planned Development 1.5 (PD-1.5). The General Plan designation is Business Low Density Residential (LDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant and property owner is Sean and Darcy Fujioka.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (4453 Greenbrae Road Fence Use Permit/U2016-0002)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Fence Height Deviation (4453 Greenbrae Fence Use Permit/ U2016-0002)

8. WEST OAKS SELF STORAGE DESIGN REVIEW, DR2015-0014 CONDITIONAL USE PERMIT, U2015-0007

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of a new 5-building, storage facility including a two-story office/caretaker unit. The subject site is located at 5800 West Oaks Boulevard. APN 017-081-062. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional/Commercial/Light Industrial (BP/C/LI).

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 began on April

28, 2016 and ends at 5:00 p.m. on May 17, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at www.rocklin.ca.us/depts/develop/planning/currentenvirodocs. 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 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 Smith. The property owner is Stanford Ranch I, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (West Oaks Self Storage / (DR2015-0014, U2015-0007)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (West Oaks Self Storage / (DR2015-0014)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (West Oaks Self Storage / (U2015-0007)

**9. ROCKLIN ACADEMY PHASE II
DESIGN REVIEW, DR2015-0019
CONDITIONAL USE PERMIT, U2015-0010**

This application is a request for approval of a Design Review and Conditional Use Permit to modify the existing Rocklin Academy entitlements to allow the expansion of the campus to incorporate an existing two-story commercial office building. The expansion will include additional classrooms, a two-story gym/multipurpose space, and site modifications to accommodate a traffic circulation. The subject site is generally located at 6554 Lonetree Boulevard. APN 365-310-024. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Retail Commercial (RC).

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 began on April 28, 2016 and ends at 5:00 p.m. on May 17, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at www.rocklin.ca.us/depts/develop/planning/currentenvirodocs. 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 Steven Merck with BCA Architects. The property owner is John Foggy.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration (Rocklin Academy Phase II / DR2015-0019 and U2015-0010)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review to Modify Existing Landscaping and Parking Lot Areas in the Rocklin 65 Commerce Center (Rocklin Academy Phase II / DR2015-0019)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit to Allow the Operation of a Preschool Through Eighth Grade Charter School in a PD-BP/C Zone (Rocklin Academy Phase II / U2015-0010)

NON PUBLIC HEARINGS

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