

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

**May 17, 2016
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:31 p.m.**
- 2. Pledge of Allegiance was led by Commissioner Martinez.**
- 3. Roll Call**

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

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, Senior Planner
Dave Palmer, City Engineer
David Mohlenbrok, Mgr. Environmental Services
Barbara Ivanusich, City Clerk

About 14 others

- 4. Minutes** – Minutes of May 3, 2016 were approved as submitted.
- 5. Correspondence** - None
- 6. Citizens Addressing the Commission on Non Agenda Items** - None

CONSENT ITEMS – None

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 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.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had no questions for staff.

Applicant, Sean Fujioka, addressed the Commission.

The Commission had questions for the applicant regarding:

- Landscaping plans for street

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

Commission Deliberation/Discussion:

Commissioner Broadway finds the project consistent with the general plan. He would like to make the project subject to moderate landscaping which includes something like Japanese Boxwood or similar and to be reviewed by the Economic and Community Development Director. He supports the request.

Commissioner Whitmore stated he generally doesn't have any concerns. He explained that the Homeowner's Association will deal with the plantings themselves. He supports the project.

Commissioner Martinez stated he doesn't want to make this too burdensome and is resistant to dictate what the landscaping would look like. He feels the HOA will handle it satisfactorily. He supports the project.

Commissioner McKenzie supports that project with the inclusion of the condition.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (4453 Greenbrae Road Fence Use Permit/U2016-0002) was approved by the following vote:

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

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Fence Height Deviation, (4453 Greenbrae fence use permit/ U2016-0002) was approved as amended by the following vote:

Add Condition B.1.b

b.1.b The area between the relocated fence and the sidewalk shall be landscaped to the standard of similarly situated properties in equivalent zone districts, to the satisfaction of the Economic and Community Development Director. Within 30 days of the relocation of the fence and prior to the planting of plants, the applicant shall submit to the Planning Services Manager a planting plan for approval. (PLANNING)

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

**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.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- United Natural Foods truck parking area
- Elevation change between West Oaks and entry
- Straight access into drive aisle
- Hours of operation
- Concerns with compatibility

Applicant, Ryan Smith, addressed the Commission.

The Commission had questions for the applicant regarding:

- Gate hours
- Turning radius concerns
- Elevations

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

Commission Deliberation/Discussion:

Commissioner Whitmore is generally supportive of the project. Makes sense conditioning the operating hours and suggested additional enhancement on the brick elevations and trellis.

Commissioner Broadway also is generally supportive of the project. He supports a requirement to have a trellis fronting the building. He finds it consistent with the general plan and zoning.

Commissioner Martinez echoed the other commissioner’s comments and supports the project.

Commissioner McKenzie also supports the project. He would like the standard indemnity clause wording changed from “subdivider” to “applicant” and no limitation on office hours, however limit the hours of operation.

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, 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) was approved by the following vote:

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

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (West Oaks Self Storage / (DR2015-0014) was approved by the following vote as amended:

Add Condition 7.a.i) 6

- 6. Vines planted to grow on the trellis features on the south wall as shown in Exhibit A for the east and west walls.*

Add Condition 14

- 14. Architecture*

*Additional trellis features matching those shown on the east and west walls in Exhibit A shall be added to the south elevation of Building A within the two split face CMU sections of the wall, to the satisfaction of the Economic and Community Development Director.
(PLANNING)*

Amend Condition 15.

- 15. Indemnification and Duty to Defend*

Within 30 days of approval of this entitlement by the City, the applicant/property owner 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 66499.37 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)

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

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (West Oaks Self Storage / (U2015-0007) was approved by the following vote as amended:

Add Condition 6

6. Hours of Operation

*The hours of operation for the gate shall be from 7:00 a.m. to 7:00 p.m., 7 days a week.
(PLANNING)*

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

**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.

Commissioner Whitmore recused himself due to employment conflicts and left the meeting at 7:15pm.

Dara Dungworth, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- Circulation routes/patterns/traffic
- Fencing, structural barrier
- Loading zones

The Applicant, Steven Merck with BCA Architects, Jillian Antone, Principal of Academy and John Foggy, property owner, addressed the Commission. All in support of the project.

The Commission had questions for the Applicant regarding:

- Number of students currently
- Number of students with expansion
- Parking
- Parking at RC Willey safety concerns
- Public outreach
- Overview of school day
- Release on early days

The hearing was opened to the public for their comments.

1. Tammy Cooper, RC Willey, supports the project. Concerns with parking on west side.

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Broadway finds the project consistent with the general plan and zoning and supports the project.

Commissioner Martinez agrees with Commissioner Broadway and supports the project.

Commissioner McKenzie finds the project consistent with the general plan and zoning. He suggested a correction to Condition #9 of the Design Review resolution, to replace the word “subdivider” with the word “applicant”. He supports the project.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration (Rocklin Academy Phase II / DR2015-0019 and U2015-0010) was approved by the following vote:

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

On a motion by Commissioner Broadway and seconded by Commissioner Martinez 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) was approved by the following vote as amended:

Amend Condition 9.

9. *Indemnification and Duty to Defend*

Within 30 days of approval of this entitlement by the City, the applicant/property owner 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 66499.37 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 subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

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

On a motion by Commissioner Broadway and seconded by Commissioner Martinez 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) was approved by the following vote as amended:

Amend Section 2.

*The conditional use permit for Rocklin Academy Phase II / U2015-0010 is hereby approved as depicted and further described in **Exhibits A and B** of the concurrent Design Review entitlement Rocklin Academy Phase II / DR2015-0019 approved via Planning Commission Resolution PC-2016-__ and included therein, and by this reference incorporated herein, subject to the conditions listed below. The approved **Exhibits A and B** shall govern the design and construction of the project. Any condition directly addressing an element incorporated into **Exhibits A and B** shall be controlling and shall modify **Exhibits A and B**. All other plans, specifications, details, and information contained within **Exhibits A and B** 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 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.*

Amend Condition B.3.i and 2.v.

3. Transportation, Traffic, and Circulation

- i. *The report shall include but is not limited to:*
 - *Current and anticipated student population numbers*
 - *Current and anticipated bell schedules for each class level*
 - *Ingress and egress routes for each class level*
 - *Placement of traffic control monitors*

- *Placement of traffic control signs (including on-site speed limit signs installed in locations as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates)*
 - *Placement of traffic control devices including cones and temporary barriers.*
 - *Provisions to discourage parents from dropping children off outside of designated loading zones.*
 - *Provisions to ensure that classes are released on a staggered schedule on minimum / in service school days just as they are on a regular school day.*
- ii. *A traffic control monitor shall specifically be provided at the main Adams Drive driveway on-site intersection as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates and at the driveway connection between the Rocklin 65 Center and the RC Willey site.*
- v. *Classes shall not start until a Traffic Management and Signal Timing Plan is approved and implemented for that academic year unless a deferral or waiver is granted by the Director of Public Services and the City Engineer.*

Add Condition B.3.e.

3. Transportation, Traffic, and Circulation

- e. *Prior to the start of the 2016 – 2017 school year, the school shall install a 48-inch tall tubular metal fence along the southerly property line of the Rocklin 65 Shopping Center beginning in the west at the boundary of the Open Space parcel and continuing easterly along the south side of the public walkway and terminating 10 feet westerly of the drive aisle linking the Rocklin 65 and Blue Oaks Town Center development as indicated in Exhibit B of the concurrent Design Review (DR2015-0019) to prevent people from cutting through the RC Willey parking lot and landscaping to reach the school. The fence shall closely match the other tubular metal fencing at the school and shall be constructed of medium gauge or better tubular steel or aluminum, and be powder-coated black. (PUBLIC SERVICES, ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING)*

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

NON PUBLIC HEARINGS

10. Reports and Discussion Items from Planning Commissioners

- Commissioner Broadway thanked staff

11. Reports from City Staff

- June 7, two commissioners will be absent
- Marc – remaining square footage consumed by school

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of September 6, 2016*