

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

**June 7, 2016
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 Whitmore.**
- 3. Roll Call**

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

Others Present:

DeeAnne Gillick, Deputy City Attorney
Bret Finning, Planning Services Manager
Marc Mondell, Director of Economic & Community Development
Laura Webster, Director of Long Range Planning
Dara Dungworth, Senior Planner
David Mohlenbrok, Environmental Services Operations Manager
Dave Palmer, City Engineer
Terry Stemple, Planning Commission Secretary

About 9 others

- 4. Minutes – None**
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items –**
 - a. Glenda Couch-Carlberg, 808 Kali Place – Concerns with open space behind their home and construction beginning on drainage improvements for Whitney Ranch project in the open space.

CONSENT ITEMS – None

PUBLIC HEARINGS

- 7. SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER
GENERAL PLAN AMENDMENT, GPA2014-0001
REZONE, Z2014-0009
GENERAL DEVELOPMENT PLAN, PDG2015-0005
TENTATIVE PARCEL MAP, DL2015-0001
DESIGN REVIEW, DR2014-0016
OAK TREE PRESERVATION PLAN PERMIT, TRE2015-0009**
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This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit, Tentative Parcel Map, General Plan Amendment from RC to HDR for a portion of the site, a Rezone from C-2 to PD-R for a portion of the site, and a General Development Plan to establish zoning to allow the construction of a horizontal mixed use project with 20 townhome dwelling units and a 7,891 square foot retail office building. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

A Mitigated Negative Declaration is proposed to be adopted for this development.

The applicant is Gil Lee of USA Investment Associates, Inc. The property owner is USA Investments Associates, Inc.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Northerly driveway restrictions
- Types of trees to provide privacy screening
- Temporary irrigation for oak trees planted in the open space
- Use of amenities at the sister project, Sunset Hills
- Trash enclosures
- RHNA numbers
- For sale units
- Sales price for moderate income family

Applicant, Gil Lee, USA Investments, addressed the Commission, thanking them for their time. He presented a brief power point presentation about the project.

The Commission had questions for the applicant regarding:

- Choice of materials
- Similarities/differences to materials at the Sunset Hills project
- Fire Safety

The hearing was opened to the public for comment.

- Janet Carrarie, - question regarding the distance from the building to the back property line of 5845 Zion Court.

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Whitmore stated he had exparte communications with the applicant. He suggested possibility of pulling over some of the materials and look such as metal roofing from the project across the street – Sunset Hills, and applying it to the residential component in this project. Was hoping to see some more consistency between the two projects. The commercial component in this project is also very different from the multi-family component. It might be better if the commercial building also incorporated more materials and colors from the

multi-family architecture. Generally supports the rezone. He is slightly concerned about the height of Building F. He thinks there might need to be some discussion about the plant material used for screening and privacy.

Commissioner Sloan also had exparte communications with the applicant. He had concerns similar to Commissioner Whitmore, which he feels were adequately addressed tonight. He would like to have more information on the types of trees planted there adjacent to the wall and an idea of view shed is from the 3rd floor down into the homes backing up to the development.

Commissioner Martinez generally feels it is a good transition from single family to higher density to commercial. He would like to see condition language added to ensure the type of trees that are used next the existing residential are fast growing and full. He likes the architectural elements, colors and materials. Rezoning is consistent with the General Plan.

Commissioner Whitmore agrees that conditioning the project regarding the plant species is a good idea. Architecture gives a village feel which is nice. He would like to borrow integrated metal panel roofs from the residential project approved across the street to give more diversity to the multi-family product on this site. Would like to hear the architect's thoughts on the potential for the metal panel roof being used in this project.

Gordon Wong, project architect, stated that use of the metal panel roof is a high possibility within the multi-family component depending on the costs.

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001, Z2014-0009, PDG2015-0005, DL2015-0001, DR2014-0016, TRE2015-0009) was approved by the following vote:

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

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Plan Amendment to Change Land Uses From Retail Commercial (RC) to High Density Residential (HDR) And From Retail Commercial (RC) to Recreation Conservation (R-C) (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001) was approved by the following vote:

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

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Development Plan and a Rezone From Retail Business (C-2) to Multiple Family Residential (PD-R) And Open Area (O-A) (South Whitney Mixed Use Townhomes And Medical Office Center / PDG2015-0005 and Z2014-0009) was approved by the following vote:

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

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Parcel Map (South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001) was approved by the following vote:

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

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Design Review For Multiple-Family Residential Homes and an Oak Tree Preservation Permit (South Whitney Mixed Use Townhomes and Medical Center / DR2014-0016 and TRE2015-0009) was approved as amended by the following vote:

Add Conditions:

7.(a) (i)

- 6) Along the southerly side of the townhomes, adjacent to the existing single family residential, fast-growing, evergreen trees such as Deodar Cedars, or approved equal, shall be included to screen the townhomes, to the satisfaction of the Economic and Community Development Director.**

10.

- b. Metal roof materials shall be incorporated into the townhouse roofing types to provide additional variation, to the satisfaction of the Economic and Community Development Director.**

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

NON PUBLIC HEARINGS

8. Informational Items and Presentations - None

9. Reports and Discussion Items from Planning Commissioners

- Barro Zone updates to Planning Commission
- Broadstone Apartments new paint scheme
- Discussions regarding redefining "open space"

10. Reports from City Staff

- Next Planning Commission meeting will be July 19th. There are no items for the meetings of June 21st and July 5th.
- Staff changes in Planning
 - Departure of Travis Jacobs
 - Re-Classification of Shauna Nauman to Assistant Planner
 - Associate Planner position offered and accepted.

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 September 6, 2016*