

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

**July 19, 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 McKenzie.**
- 3. Roll Call**

Commissioner Martinez
Commissioner Broadway
Commissioner Sloan
Commissioner McKenzie
Commissioner Whitmore - excused

Others Present:

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

About 5 others

- 4. Minutes – None**
- 5. Election of Officers**

Commissioner Martinez made a motion to appoint Commissioner Broadway as Chairman and Commissioner Sloan as Vice Chairman. Chairman McKenzie seconded the motion. Commission voted 4/0.

- 6. Correspondence - None**
- 7. Citizens Addressing the Commission on Non Agenda Items – None**

CONSENT ITEMS – None

PUBLIC HEARINGS

- 8. WILLIAM JESSUP UNIVERSITY TENTATIVE PARCEL MAP
TENTATIVE PARCEL MAP, DL2015-0005**

This application is a request for approval of a Tentative Parcel Map to create seven lots and a remainder parcel at William Jessup University. The subject site is located at 2121 University Avenue, APN: 017-270-084, -

088, and -089. The property is zoned Planned Development Light Industrial (PD-LI) and Open Space (OS). The General Plan designation is Mixed Use (MU), Light Industrial (LI), and Recreation Conservation (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Ron Wood with RFE Engineering, Inc. The property owner is William Jessup University.

Bret Finning, Planning Services Manager, presented the staff report.

The Commission had no questions for staff.

Applicant, Ron Wood, RFE Engineering, addressed the Commission, stating they agree with the staff report and conditions.

The Commission had no questions for the applicant.

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

Commission Deliberation/Discussion:

Commissioner Sloan stated he agrees with the findings of consistency with the general plan and land use designations. He supports the project.

Commissioner Martinez concurred with Commissioner Sloan and supports the project.

Commissioner McKenzie also concurred with the other Commissioners and supports the project.

Chairman Broadway concurred as well as supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (William Jessup University Tentative Parcel Map/DL2015-0005) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (William Jessup University Tentative Parcel Map/DL2015-0005) was approved by the following vote:

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

9. NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TEXT AMENDMENT PDG-99-02 et al /PDG2016-0002

This application is a request for approval of a General Development Plan Text Amendment to:

- Consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin Annexation General Development Plan (Ordinances 941, 991, 1000, 1014 and 1041) into a single document;
- Modify certain residential development standards (minimum lot area, lot width, front setbacks and maximum lot coverage) for zoning category PD-2.1 through PD-3.3;
- Add a new residential zoning category PD-22+ to the General Development Plan document and modify section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review; and,
- Complete various technical edits associated with previously approved modifications to maintain internal consistency within the document.

The subject property is generally located east of Highway 65, west of Whitney Oaks Drive, south of the Rocklin/Lincoln City limit line and north of Stanford Ranch.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption (Section 15305 – Minor Alterations in Land Use Limitations) as the appropriate level of environmental review for this project.

The applicant is Eric Anderson on behalf of Sunset Rancho Investors, LLC.

Laura Webster, Director of Long Range Planning, presented the staff report.

The Commission had questions for staff regarding:

1. Reason for changing lot size
2. PD-22 and RHNA numbers
3. Shift in number of units
4. Parcels specifically zoned PD-22
5. Steps to implement a PD-22 project
6. Proposed strike out of word “required” and replacement with “encouraged” in the section dealing with varied front yard setbacks.

Applicant, Eric Anderson, IHP for Sunset Ranchos, addressed the Commission, and responded to the question regarding replacing the word required with encouraged.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

- Joe Patterson, Rocklin, stated he had concerns about decreases in services and asked for more information on the Planned Development 22+ category. He asked why it couldn't specify a top end for density.

Laura Webster responded noting the desire to maintain flexibility in achieving current and future Housing Element requirements and to maintain consistency with the High Density Residential Land Use Category in the General Plan which was changed in 2013 to eliminate a density cap for similar reasons. She also clarified that no specific sites were being zoned as PD-22+ at this time. This action would only create that zoning category. If and when a

site was proposed to have that zoning designation in the future the specific location would be reviewed by the Planning Commission and City Council in noticed public hearings.

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner McKenzie stated he had exparte communications with the applicant. He supports the project.

Commissioner Martinez also stated he had exparte communications with the applicant. He supports the project.

Commissioner Sloan concurred with the other commissioners and supports the project. He also stated he had exparte communications with the applicant.

Chairman Broadway stated he agrees with his fellow commissioners. He supports the project with a proposed change to the language regarding varied front yard setbacks on page 66 of the agenda packet. He recommended that the language be modified to retain the word "required" and eliminate the word "encouraged".

On a motion by Commissioner Martinez and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Notice of Exemption (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002) was approved by the following vote:

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

On a motion by Commissioner Martinez and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Consolidating Previously Approved Amendments to Exhibit C of the North West Rocklin General Development Plan, Modifying Certain Development Standards Within the PD-2.1-3.3 Zone District, Adding a New PD-22+ Zoning Category and Completing Other Technical Edits (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002) was approved, subject to the following text change, by the following vote:

Varied front yard setbacks are ~~required encouraged~~ along all residential streets. However, the minimum setback must be met in all cases. ~~A minimum 3' variation is required between adjacent single family lots.~~ This requirement shall not apply to non-traditional single family residential subdivision designs such as alley loaded, 3-packs or green court.

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

NON PUBLIC HEARINGS

10. Informational Items and Presentations – None

11. Reports and Discussion Items from Planning Commissioners

1. Question of when the opening of the new Interchange will be
2. What UHS's future plans are in Rocklin
3. Commissioner Broadway stated that he wouldn't be able to be at the joint Planning Commission/City Council hearing on the new proposed Architectural Guidelines and asked if there were any documents to review.

12. Reports from City Staff

- Bret Finning congratulated Greg McKenzie and Brian Whitmore on their reappointment to the Planning Commission.
- Meeting of August 2, 2016 will be cancelled due to no items being ready for hearing.
- Announcement that Nathan Anderson, Associate Planner has started work.

13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

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