



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: October 17, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

MEETING PROCEDURES AND STANDARDS OF DECORUM

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. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

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 City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

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.

AMERICANS WITH DISABILITIES ACT

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.

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.

ELECTRONIC PRESENTATIONS

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.

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.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. October 3, 2017 Minutes
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **WHITNEY RANCH PHASE III SUBDIVISION
GENERAL PLAN AMENDMENT, GPA2017-0003
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0004
REZONE, Z2017-0005
TENTATIVE SUBDIVISION MAP, SD2017-0007**

This application is a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to modify various land use designations and zoning, and to further subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family residential lots, fifteen lettered lots for landscaping, access, and utilities.

The project area is comprised of five Units within the existing Whitney Ranch Phase 1 and Phase 2 development areas specifically: Unit 1, APN 017-171-030, the northwest corner of Wildcat Blvd & Bridlewood Dr.; Unit 42, 017-177-011, the southeast corner of Painted Pony Ln. and Whitney Ranch Parkway; Units 44A & 44B, APN 017-174-

045, the northeast corner of Old Ranchhouse Road & Whitney Ranch Parkway; and Unit 55C, and a portion of APN 017-182-018, northeast of the terminus of Painted Pony Ln.

An Environmental Impact Report for the North West Rocklin Annexation (Sunset Ranchos) project was previously approved by the Rocklin City Council through Resolution No. 2002-230 and an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The owner is Sunset Ranchos Investors, LLC; the applicant is Uhora Engineering & Planning.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of a Resolution Amending the General Plan Land Use Designations for Multiple Sites in the Whitney Ranch / Sunset Ranchos Planning Area (Whitney Ranch Phase III Subdivision / GPA2017-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of an Ordinance Approving the Twelfth Amendment to the North West Rocklin Annexation Area General Development Plan, Replacing and Superseding Ordinance 1060 and Retaining Ordinance 932, and Rezoning Multiple Sites in the Whitney Ranch / Sunset Ranchos Planning Area (Whitney Ranch Phase III Subdivision / PDG2017-0004 And Z2017-0005)
- c. Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of a Small Lot Tentative Subdivision Map (Whitney Ranch Phase III Subdivision / SD2017-0007)

**8. STANFORD PLAZA PHASE 1C
DESIGN REVIEW, DR2017-0009
TENTATIVE PARCEL MAP, DL2017-0006**

This application is a request for approval of a Tentative Parcel Map to divide a vacant 1.79-acre site within the Stanford Plaza retail development into two lots (Parcel 1 = 0.75 acres; and Parcel 2 = 1.04 acres) and a Design Review to construct two buildings and associated parking lot and landscaping. The subject property is located on the southwest corner of Sunset Boulevard and Pebble Creek Drive. APN 364-090-019.

A review of this project pursuant to the California Environmental Quality Act (CEQA) has determined that a Categorical Exemption is the appropriate level of environmental review for this project, pursuant to Section 15332 - Infill Development Projects.

The applicant is Borges Architectural Group. The property owner is Eureka Development Company.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Stanford Plaza Phase 1C / DR2017-0009 And DL2017-0006)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Stanford Plaza Phase 1C / DR2017-0009)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (Stanford Plaza Phase 1C / DL2017-0006)

**9. VILLAGES AT CIVIC CENTER (CIVIC CENTER PLAN)
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0005**

This application is a request for approval of a General Development Plan Amendment to amend the development standards applicable to the RD-8 zone of the Rocklin Civic Center General Development Plan (Ordinance 745 and amended by Ordinance 899).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2005-306. 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 and property owner is Greg Judkins of Riverland Homes, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Amending the Rocklin Civic Center General Development Plan, Ordinances 745 and 899, to Modify Certain Development Standards Within the PD-8 Zone District (Villages At Civic Center – Rocklin Civic Center (PDG2017-0005)

NON PUBLIC HEARINGS

9. **Informational Items and Presentations**
 - a. None
10. **Reports and Discussion Items from Planning Commissioners**
11. **Reports from City Staff**
12. **Adjournment**