

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

**October 18, 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 Sloan - *excused*
Commissioner McKenzie
Commissioner Whitmore

Others Present:

DeeAnne Gillick, Deputy City Attorney
Laura Webster, Director of Long Range Planning
Bret Finning, Planning Services Manager
Nathan Anderson, Associate Planner
Marc Mondell, Director of Economic & Community Development
Dave Palmer, City Engineer
David Mohlenbrok, Environmental Services Ops Manager
Shauna Nauman, Assistant Planner
Terry Stemple, Planning Commission Secretary

About 4 others

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

CONSENT ITEMS – None

PUBLIC HEARINGS

**7. PINE STREET TENTATIVE PARCEL MAP
DIVISION OF LAND, DL2016-0004**

This application is a request for approval of a Tentative Parcel Map to allow the division of a 13,607 square foot parcel into two parcels. Parcel 1 is proposed at 8,807 square feet, and Parcel 2 at 5,520 square feet. A new 2,294 sq.ft. residence with 443 sq. ft. attached garage is currently under construction on proposed Parcel 1. The subject site is located on the northeast corner of Pine Street and Grove Street. APN 010-098-

005. The property is zoned Residential Single Family 5,000 Square Foot Minimum Lots (R1-5). The General Plan designation is Medium Density Residential (MDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15315, Minor Land Divisions, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Carlos Colon. The property owner is Alma Colon.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- Purpose of jog in sidewalk
- Location of driveway

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 McKenzie stated he finds the project consistent with the general plan and zoning and supports the project.

Commissioner Whitmore stated he generally had no concerns and supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City Of Rocklin Approving a Notice of Exemption (Pine Street Tentative Parcel Map / DL2016-0004) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (Pine Street Tentative Parcel Map / DL2016-0004) was approved by the following vote:

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

**8. GENERAL PLAN AMENDMENT, PLACER COUNTY 2016 LOCAL MULTI-HAZARD MITIGATION PLAN (LHMP) UPDATE (GPA2016-0005)
CITY OF ROCKLIN**

The project is a General Plan Amendment to update the Community Safety Element of the General Plan to incorporate by reference the Placer County 2016 Local Multi-Hazard Mitigation Plan (LHMP) update consistent with the requirements of Disaster Mitigation Act of 2000 (DMA-2000), which requires local governments to update their LHMP every five years in order to be eligible for future federal disaster mitigation funding.

The General Plan Amendment is initiated by the City of Rocklin and would be effective City-wide.

The City of Rocklin’s Environmental Coordinator has reviewed the General Plan Amendment: Placer County 2016 Local Multi-Hazard Mitigation Plan (LHMP) Update project and has determined that the project as proposed will not cause a direct physical change in the environment, nor a reasonably foreseeable indirect physical change to the environment. The adoption of the LHMP therefore does not constitute the approval of a project under the California Environmental Quality Act (CEQA) and it is considered exempt from CEQA (Public Resources Code sections 15060 (c)(2)(3); 15061 (b)(3) and 15378 (a).).

David Mohlenbrok, Environmental Services Operations Manager, presented the staff report.

The Commission had questions for staff regarding:

1. Is jet fuel captured anywhere in the Transportation and Rail section

The hearing was opened to the public for comment. There being no comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Whitmore supports the adoption.

Commissioner McKenzie supports the adoption.

On a motion by Commissioner Whitmore and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval To Amend the City of Rocklin General Plan Community Safety Element to Incorporate by Reference The Placer County 2016 Local Multi-Hazard Mitigation Plan (LHMP) Update (General Plan Update: Placer County 2016 Local Multi-Hazard Mitigation Plan (LHMP) Update/GPA2016-0005) was approved by the following vote:

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

NON PUBLIC HEARINGS

9. SEE'S CANDIES AWNING SUBSTANTIAL COMPLIANCE - APPEAL OF STAFF DETERMINATION

Nathan Anderson, Associate Planner presented the staff report.

The Commission had questions for staff regarding:

1. Any deviations from other corporate entities within the center
2. Do existing awnings in center follow the prescribed color pallet

The applicant, Richard Escalante, Project Manager for See's Candies addressed the Commission.

The Commission had questions for the applicant regarding:

1. Shopping Center internal review of awning.

The hearing was opened to the public for comment. There being no comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Whitmore stated he is concerned about setting precedents, however, he doesn't find the proposed striped awning offensive and would support the proposed awning.

Commissioner McKenzie thanked See's Candies for coming to Rocklin. He suggested possibly amending the general development plan for the color pallet in the shopping center to accommodate the awning. He understands staff's compromise with solid black but beyond that, allowing stripes opens the door for polka dots, etc.

Commissioner Martinez concurred with Commissioner McKenzie's comments. He does agree with staff's compromise of the all black awning.

Commissioner Whitmore stated he disagrees with the other commissioner's comments. He doesn't believe amending the general development plan to allow deviations from the approved color palette would be supported by the Commission.

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, to uphold staff's determination that the request is not substantially compliant with the General Development Plan.

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

10. Informational Items and Presentations – None

11. Reports and Discussion Items from Planning Commissioners

Commissioner McKenzie mentioned that the Design Review Committee met last week.

Commissioner Martinez asked why the environmental approvals are now separate from the other actions. City Attorney DeeAnne Gillick explained that the environmental approvals have to be made prior to the substantive items.

12. Reports from City Staff

Marc Mondell mentioned the following:

- City Council will be meeting later in the week to select a new Planning Commissioner.
- Substantial compliance issues are dealt with frequently
- Architectural Committee will be appointed to meet twice a month. The committee will consist of 2 council members, 2 Planning Commissioners – appointed by the City Council and one staff member.

Commissioner Martinez asked staff if the KLOVE buildings had been painted recently. Staff reminded the Commission that painting does not require any kind of permit from the City, but stated they will look into it.

13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of November 15, 2016*