

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

**November 1, 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 McKenzie.**
- 3. Roll Call**

Chairman Sloan
Vice Chairman Martinez - *excused*
Commissioner McKenzie
Commissioner Whitmore – *excused*
Commissioner Gayaldo

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
Terry Stemple, Planning Commission Secretary

About 4 others

- 4. Minutes – None**
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**

CONSENT ITEMS – None

PUBLIC HEARINGS

- 7. NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TRIP CAPS TEXT AMENDMENT
PDG-99-02 ET AL / PDG2016-0007**

The Northwest Rocklin General Development Plan Amendment (Trip Caps) project proposes an amendment to the North West Rocklin General Development Plan to modify traffic caps applied to land within the Highway 65 Corridor portion (approximately 528 acres) of the Northwest Rocklin General Development Plan area while still maintaining City of Rocklin traffic Level of Service standards. The proposed project does not include any specific development proposal or development activity.

The project site is generally located in the northwest portion of the City of Rocklin, specifically within the

Highway 65 Corridor (Development Areas 104-116) of the Northwest Rocklin General Development Plan. The area is generally bounded by State Route 65 (SR65) on the west, areas west of Wildcat Boulevard on the east, the Rocklin/Lincoln City Limits on the north, and Sunset Boulevard on the south. APN's of those sites involved in the modification include: 491-010-001 through 010; 491-010-012; 017-081-079, 085, and 088 through 089; 017-270-002 and 084 through 090; 017-081-091 and 092; 378-110-001 through 065; and 378-120-001 through 070. Current General Plan Land Use Designations include: Business Professional (BP), Recreation-Conservation, Retail Commercial (RC), Mixed Use (MU), Medium High Density Residential (MHDR) and Light Industrial (LI). Current Zoning includes: Planned Development-Business Professional/Commercial (PD-BP/C), Planned Development Commercial (PD-C), Planned Development-Business Professional (PD-BP), Open Space (OS), and Planned Development-Light Industrial (PD-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 applicants and property owners are Orchard Creek Investors LLC/Fulcrum, Evergreen Management Company and William Jessup University.

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

The Commission had questions for staff regarding:

1. Future reassessment possibility

Applicant, Nick Carter, Fulcrum Properties, addressed the Commission stating they support the amendment.

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 supports the project.

Commissioner Gayaldo also supports the project.

Chairman Sloan concurred and supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts Northwest Rocklin General Development Plan Amendment (Trip Caps) (PDG2016-0007) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of the Eleventh Amendment to the General Development Plan For the North West Rocklin Area Replacing and Superseding Ordinances 941 And 1055 and Retaining Ordinance 932 (North West Rocklin General Development Plan Trip Caps Amendment / PDG-99-02 ET AL / PDG2016-0007)was approved by the following vote:

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

8. NON-CONFORMING PARCELS AND NOTICING ZONING ORDINANCE AMENDMENT, ZOA2016-0001

The proposed project would amend certain sections of Titles 16 and 17 of the Rocklin Municipal Code pertaining to development of nonconforming lots, as well as modify regulations pertaining to public hearing noticing requirements in order to increase consistency with the current California Government Code and for internal consistency throughout the Municipal Code.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin and would be effective City-wide.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Legally created parcels
2. Does anything preclude the city from a greater noticing area
3. Mainly older part of city

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

Commission Deliberation/Discussion:

Commissioner McKenzie supports the changes as presented.

Commissioner Gayaldo also supports the changes as presented.

Chairman Sloan concurred and supports the changes.

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, 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: McKenzie, Sloan, Gayaldo
NOES: None
ABSENT: Sloan
ABSTAIN: None

NON PUBLIC HEARINGS

9. Reports and Discussion Items from Planning Commissioners - None

10. Reports from City Staff

- Bret Finning, Planning Services Manager welcomed Commissioner Gayaldo to the Planning Commission.
- The Commission inquired about the upcoming holiday time and Planning Commission meetings.
 - Bret replied that there will be a meeting on November 15th for sure. The two meetings in December will probably be cancelled, however at this point there could be a possibility of something ready to be put on an agenda.

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:02 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

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

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