



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: November 15, 2016
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

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. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

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.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

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.

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.

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.

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.

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 the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. Minutes of October 18, 2016
 - b. Minutes of November 1, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **FIVE STAR GENERAL DEVELOPMENT PLAN AMENDMENT (Area 3) CONTINUED FROM OCTOBER 4, 2016 GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2016-0003**

This application is a request for approval of a General Development Plan Amendment (zoning text amendment) to change liquor stores from a prohibited to a permitted land use. (Five Star General Development Plan Ordinance 704) The subject site is located on the southwest corner of Fairway Drive and Sunset Boulevard. APN 371-120-001. The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15061 (b) (3) – general rule of no potential for causing significant effect – has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Akmal Zadran and the property owners are Tim and Cyndi Peach.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Notice of Exemption (Five Star General Development Plan Amendment (Area 3) / PDG2016-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Amending the Five Star General Development Plan For “Area 3” (Five Star General Development Plan Amendment (Area 3) / PDG2016-0003)

**8. PACIFIC POINTE (FORMER K-MART LAND USE CHANGES)
GENERAL PLAN AMENDMENT, GPA2016-0004
REZONE, Z2016-0003
ZONING ORDINANCE AMENDMENT, ZOA2016-0003**

This application is a request for approval of a General Plan Amendment, Rezone, and Zoning Ordinance Amendment to convert the General Plan and Zoning land use designations for portions of the existing Kmart shopping center's commercial land use from Retail Commercial (RC) and Retail Business (C-2) to High Density Residential (HDR) (25 to 30 dwelling units per acre) and Medium Density Residential (3.5 to 8.4 dwelling units per acre) with R-3 and R1-3.5 zoning as amended and/or established in the Rocklin Municipal Code by the Zoning Ordinance Amendment.

The subject site is located generally on the northeast corner of Pacific Street and Sunset Boulevard. APNs 010-470-003, 008, 021, 022, 023 (portion), 024 (portion), and 026.

A preliminary review of this project has tentatively identified that the project is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15060 (c)(2) – Activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

The applicant is Ardie Zahedani with St. Anton Communities. The property owners are St. Anton Rocklin, LLC and Kmart Corporation.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Modifying Sections of Title 17 of the Rocklin Municipal Code Relating to Multi-Family and Small Lot Single-Family Zoning (Multi-Family and Small Lot Single-Family Zoning / ZOA2016-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Plan Amendment to Change the Land Use Designation of an Approximately 15.7 Acre Site From Retail Commercial (RC) to Medium Density Residential (MDR) and High Density Residential (HDR) (Pacific Pointe / GPA2016-0004)
- c. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Rezone of Portions of an Approximately 15.7 Acre Site From Retail Commercial (C-2) to Multi-Family Residential (R-3) and Single-Family Residential 3,500 Square Feet Minimum Lot Size (R1-3.5) (Pacific Pointe / Z2016-0003)

**9. DESIGN REVIEW CRITERIA AMENDMENT (ZOA2016-0002)
CITY OF ROCKLIN**

This is an amendment to the Citywide Design Review Criteria including the creation of Architectural Guidelines for four specific Districts within the City (i.e., Granite, Quarry, University and College).

The Design Review Criteria Amendment is initiated by the City of Rocklin and would be effective City-wide.

This activity is not subject to CEQA because pursuant to CEQA Guidelines Section 15060 (c) (3), the activity is not a project as defined in CEQA Guidelines Section 15378. While the proposed amendments to the Design Review Criteria will affect the look and characteristics of future development activities within the proposed Districts and other locations throughout the City as applicable, the adoption of the amended criteria is considered to be general policy and procedure making and does not propose any specific development plan or activity; therefore

the project will not result in a direct physical change or reasonably foreseeable indirect physical change in the environment.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Resolution Amending Design Review Objectives and Criteria Under Rocklin Municipal Code Chapter 17.72 and Repealing Resolution Nos. 2008-37 and 2011-22 (Design Review Criteria Update/ZOA2016-0002)

NON PUBLIC HEARINGS

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