

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

**November 15, 2016  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
([www.rocklin.ca.us](http://www.rocklin.ca.us))**

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- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was led by Commissioner Martinez.**
- 3. Roll Call**

Chairman Sloan  
Vice Chairman Martinez  
Commissioner McKenzie  
Commissioner Whitmore  
Commissioner Gayaldo

Others Present:

DeeAnne Gillick, Deputy City Attorney  
Laura Webster, Director of Long Range Planning  
Bret Finning, Planning Services Manager  
Dara Dungworth, Senior Planner  
Nathan Anderson, Associate Planner  
Marc Mondell, Director of Economic & Community Development  
Dave Palmer, City Engineer  
Terry Stemple, Planning Commission Secretary

About 25 others

- 4. Minutes** – Minutes of October 18, 2016 were approved as submitted.  
Minutes of November 1, 2016 were approved as submitted.
- 5. Correspondence** - None
- 6. Citizens Addressing the Commission on Non Agenda Items** – None

**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.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- How the 15% was determined
- Bel Air
- Thunder Liquors

Applicant, Akmal Zadran, addressed the Commission and read a prepared statement.

The Commission had no questions for the applicant

The hearing was opened to the public for comment.

- Kathy Palmerton, Rocklin, spoke in opposition.
- Tamera Jackson, Rocklin, spoke in support.
- Dave Hartner, Rocklin, spoke in support.
- Dan Gayaldo, Rocklin, spoke in support.
- Steve Ingram, Rocklin, spoke in support.
- Jeremy Burry, Rocklin, spoke in support.

There being no further comment, the hearing was closed.

**Commission Deliberation/Discussion:**

Questions for Staff:

1. Regulations being changed over time
2. Effect on other similar stores
3. Regulation and enforcement of 15% shelf space
4. Was there any discussion about use permit instead of zone change

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

Commissioner Martinez also supports the project. He feels it is a perfect compromise.

Commissioner Gayaldo stated she appreciates having a level playing field for small local businesses. She noted that a member of her family did speak during the public hearing, but that she has completed an independent evaluation of the proposal and she supports the project.

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

Chairman Sloan concurred with his fellow commissioners and supports the project. He stated he also had exparte communications with the applicant.

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, 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) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, 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) was approved by the following vote:

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

**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 and pursuant to CEQA Guidelines Section 15061 (b)(3), the activity (project) is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the

environment.

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

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Requirements for applicant to submit design review at time of zoning/general plan amendment
- Logic for parceling of the property between HDR and MDR.
- Zoning in Southern corner

Applicant, Ardie Zahedani with St. Anton Communities\_\_, addressed the Commission giving a background of the company and projects they have done. He showed a presentation which displayed some of their projects. He thanked City staff for working with and guiding them through this process. He explained to the Commission the plans for the future project. Jill Williams, Chairperson of KTGy addressed the Commission speaking about the ideas for the small lot portion of the project.

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

**Commission Deliberation/Discussion:**

Commissioner Whitmore stated it is quite an audacious project, however he doesn't know what it looks like. He finds it difficult to support the project without being able to see what the project will look like. He cited an example of a project that was rezoned before the design review and has become a very difficult project to get approved.

Commissioner Martinez stated he understands where the developer is coming from and has similar reservations, but feels it is different than the example given by Commissioner Whitmore. This site does not involve oak trees, has already been previously graded and developed with commercial uses and the proposed residential uses will generate less traffic than if the site remained as commercial. He feels this is a good opportunity for reuse of this site. He supports the proposal.

Commissioner McKenzie stated he had exparte communications with the applicant. He shares some of the same reservations. He stated he likes to see projects attached to rezones but does support the project. Surrounding uses are compatible with the zoning.

Commissioner Gayaldo stated that she also supports the project. She appreciates the other Commissioner's concerns related to the other apartment complex. She feels it would be a jump start to this area.

Commissioner Sloan asked the applicant a couple of questions regarding:

- 50' height limit and will the 3-story buildings meet the density requirements
- Explanation of timelines and deadlines

Commissioner Sloan stated that he appreciates the explanation of the timelines. He feels what he has seen from the presentation for the proposed project, is fantastic architectural themes and the City is not going to compromise the design perspective. He feels it is a really hard thing to pass on. He supports the project.

Commissioner McKenzie concurred with staff's explanation that the project does not need a CEQA document.

Commissioner Whitmore stated that he supports the concept of the project but cannot vote for the project without seeing the design.

Commissioner Gayaldo added that this area is an entrance into our City and she wants to see something stunning when the actual project comes to Planning Commission.

On a motion by Commissioner Martinez and seconded by Commissioner McKenzie, 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) was approved by the following vote:

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

On a motion by Commissioner Martinez and seconded by Commissioner McKenzie, 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) was approved by the following vote:

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

On a motion by Commissioner Martinez and seconded by Commissioner McKenzie, 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) was approved by the following vote:

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

## **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.

Laura Webster/Marc Mondell, presented the staff report.

The Commission had questions for staff regarding:

1. Page 115 of packet – Purpose – what is committee’s role
2. Page 115 of packet – minimizing the Commission’s authority
3. Page 125 of packet – 3<sup>rd</sup> graphic and bottom graphic – difference between encouraged vs. discouraged
4. Page 126 of packet – Loading docks being screened and made “pretty” with pilasters and dressings
5. Page 163 of packet – Site planning, project entry for lots less than 6,000 sq. ft.
6. Page 173 of packet – definition of usable porches
7. Page 165 of packet – planter width
8. Page 179 of packet – typo
9. Page 195 of packet – Review Process – typos
10. Page 202 of packet – Paragraph didn’t make sense
11. Would like to see a map of the district closer to the beginning of the section

The hearing was opened to the public for comment.

Bill Halldin, Rocklin, Sierra College Trustee, expressed concerns with the College District and the use of brick.

Marc Mondell, responded to the concerns and explained that certain staff from the college were involved in the first stake holder meetings and that there were some concerns expressed regarding the requirement for brick to be one of the architectural treatments used on all buildings. He explained that the city responded to the concerns which are shown on page 102 of the packet and reads:

2. The following is in response to comments received from Sierra College regarding their concern about the requirement to use brick:

*Buildings (both on and off-campus) visible from right-of-way should use brick as one of the primary materials. Buildings at the end of vistas or other prominent positions should at a minimum incorporate brick feature walls and surfaces. Buildings that are less visible could use brick as a trim or accent element alone. Brick should also be considered for other site elements including signage, walls, etc. In all cases, the Committee prefers the use of brick but will accept the use of a brick veneer if designed and installed properly (i.e. so that the use of a veneer is not self-evident).*

There being no further comment, the hearing was closed.

#### **Commission Deliberation/Discussion:**

The Planning Commission and Staff engaged in a discussion about the College District concerns which included:

- The possibility of shelving the College District portion for the time being
- Possible development in the works that could be affected
- Cost of brick vs brick veneer
- Locations of buildings requiring brick

On a motion by Commissioner Whitmore and seconded by Commissioner Martinez, 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) was approved by the following vote – direction to city staff and committee to revisit some of the language in the College District portion to reflect some of the discussions related to material use, warmth , color as amended below:

**Summary of Planning Commission Edits to Citywide Design Review Criteria**

**Modify Section E. 6. a. (1) to read:**

- 1) *Use of multiple architectural elements that add visual interest, scale, and character such as recessed or projecting balconies, courtyards, trellises, recessed windows, bay windows, dormers or other special window treatments such as mullions, shutters and arches. Incorporation of useable porches is particularly encouraged. Additional architectural features such as brackets, out-lookers, corbels, accent trim, vents and other changes in material and texture should also be incorporated to enhance the elevations.*

**Modify Section E. 11. (Introductory statement) to read:**

*When garages are well integrated into a project it will ensure that they do not dominate front facades.*

**Summary of Planning Commission Edits to Architectural Guidelines**

**PC Meeting packet page 195 “Review Process” is modified to read:**

*Projects located within a district are required to meet the City’s Design Review Criteria and Architectural Guidelines. Architecture as well as building related art and signage is ~~are~~ subject to review ~~and approval~~ by the Architectural ~~Guidelines Review~~ Committee (ARC). The Committee includes two City Council Members, two Planning Commissioners and staff. Applications are to be submitted to the Economic and Community Development Department using the Universal Application form below.*

**PC Meeting packet page 202 “Art and Signage” – Granite District, is modified to read:**

*The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate art and signage with an emphasis on murals and neon or back lighting and are meant only for designer consideration and basis for research.*

**PC Meeting packet page 216 “Art and Signage” – University District, is modified to read:**

The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate contemporary art and signage as interactive with an emphasis on color and are meant only for designer consideration and basis for research.

**PC Meeting packet page 244 “Architectural Features” – College District, is modified to read:**

The following architectural features or elements commonly characterize the architecture sought after for the district. Buildings (both on and off-campus) visible from right-of-way should use brick as one of the primary materials. Other complimentary materials and rich colors as indicated in the District examples may also be considered in lieu of the use of brick depending upon the proximity of the building from public vantage points. Buildings at the end of vistas or other prominent positions should at a minimum incorporate brick feature walls and surfaces. Buildings that are less visible could use brick as a trim or accent element alone. Brick should also be considered for other site elements including signage, walls, gateways, entrances, planters, etc. In all cases, the Committee prefers the use of brick but will accept the use of a brick veneer if designed and installed properly (i.e. so that the use of a veneer is not self-evident).

Designers should pay special attention to these features and incorporate ~~brick into the building(s) plus~~ a minimum of three of the following:

- ARTICULATED CORNICES
- ARTICULATED COLUMNS (INCLUDING BASES AND CAPITALS)
- DECORATIVE TRIM
- CASED OPENINGS
- OPERABLE WINDOWS WITH DIVIDED LIGHTS
- PORCHES AND BALCONIES (INCLUDING ARTICULATED RAILINGS)
- OPERABLE SHUTTERS
- COMPLEX GABLES
- CHIMNEYS
- PRECAST ACCENTS
- BOXED BAY WINDOWS
- TRANSOM WINDOWS
- NOVELTY SIDING
- MANSARD ROOFS
- SHINGLES
- DECORATIVE ORNATE METAL WORK
- PATINA FINISHES

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

## NON PUBLIC HEARINGS

### 10. Informational Items and Presentations – None

### 11. Reports and Discussion Items from Planning Commissioners – None

### 12. Reports from City Staff

- There will be no meeting on December 6<sup>th</sup> and unlikely there will be one on January 3<sup>rd</sup>, 2017
- City Attorney interviews by the City council will happen in early January, 2017

### 13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 9:18 p.m.

Respectfully submitted,



Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of December 20, 2016*

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