



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: December 19, 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. **Minutes of August 15, 2017**
 - b. **Minutes of October 17, 2017**
 - c. **Minutes of November 7, 2017**
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **INDIAN CREEK TENTATIVE PARCEL MAP
TENTATIVE PARCEL MAP, DL2017-0004**

This application is a request for approval of a Tentative Parcel Map to allow the division of a 12.38± acre parcel into 3 parcels. Parcel 1 is proposed at 2.81± acres, Parcel 2 at 6.35± acres, and Parcel 3 at 3.21± acres. The property is currently developed with two single family residences served by an existing well and septic systems. The project proposes to continue to be served by well and septic, with three new wells and repair areas for the existing and proposed septic systems. The subject site is located at the terminus of Indian Creek Drive, west of Barton Road and south of Brace Road in southeastern Rocklin. APN: 045-044-045. The property is zoned Residential Single Family 12,500 Square Foot Minimum Lot size (R1-12.5) and Open Area (OA). The General Plan designation is Low Density Residential (LDR) and Recreation/Conservation (R-C).

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/property owner is CLB Properties, LLC

- a. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption (Indian Creek Tentative Parcel Map / DL2017-0004)
- b. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map (Indian Creek Tentative Parcel Map / DL2017-0004)

**8. NOBEL LEARNING CENTER
DESIGN REVIEW, DR2017-0008
USE PERMIT, U2017-0002
TENTATIVE PARCEL MAP, DL2017-0007**

This application is a request for approval of a Tentative Parcel Map to divide an approximately 3-acre parcel into two parcels (Parcel 1: 1.25 acre; Parcel 2: 1.71 acre) and approval of a Design Review and Use Permit to construct and operate an early childhood development center in an 11,125 square-foot building on Parcel 1. Parcel 2 would be left as a vacant pad with future improvements to be determined. The subject site is located on the easterly corner of Sunset Blvd. and Stanford Ranch Rd. APN: 016-450-001. The property is zoned Planned Development Business Professional (PD-BP). The General Plan designation is Professional Office (BP).

The project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Section 15332 – Infill Development Projects.

The applicant is Sutter Retail Development Corporation. The property owner is Yuba Investments – Sunset LP and Norton Investments II, LLC.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption (Nobel Learning Center / DR2017-0008, U2017-0002, And DL2017-0007)
- b. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review (Nobel Learning Center / DR2017-0008)
- c. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Use Permit (Nobel Learning Center / U2017-0002)
- d. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map (Nobel Learning Center / DL2017-0007)

**9. DURANGO (WILDCAT SUBDIVISION)
DESIGN REVIEW, DR2017-0012
VARIANCE, V2017-0003**

This application is a request for approval of a Design Review and a Variance to allow construction of single-family homes within the previously-approved Wildcat Subdivision (SD2014-0001). The Design Review proposes house architecture and individual lot landscaping for the 122 approved lots. The Variance would allow for a deviation in

the required front setback for one lot and a minor increase in maximum lot coverage for another lot. The subject site is located on the west side of Wildcat Boulevard, approximately 330 feet southerly of the intersection of Whitney Ranch Parkway and Wildcat Boulevard. Assessor Parcel Numbers (APNs): 017-171-014, 015, 016, 017, & 024.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively determined that the Mitigated Negative Declaration adopted for the subdivision adequately addressed the potential impacts of home construction within the subdivision. Design Review of the architecture for the proposed homes does not result in any enhanced or new environmental impacts beyond those previously identified for the subdivision itself therefore no additional environmental review is required.

The applicant and property owner is Meritage Homes of California.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review (Wildcat [Durango] Subdivision / DR2017-0012)
- b. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Variance (Wildcat [Durango] Subdivision / V2017-0003)

NON PUBLIC HEARINGS

10. **Reports and Discussion Items from Planning Commissioners**
11. **Reports from City Staff**
12. **Adjournment**