



AGENDA

CITY OF ROCKLIN PLANNING COMMISSION

DATE: 02/02/2016

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. December 15, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS - None

PUBLIC HEARINGS

7. **APPEAL OF FREESTANDING SIGN APPROVAL FOR ROCKLIN DEL RIO SELF STORAGE** **Continued from November 3, 2015**

The Yankee Hill Estates Homeowners' Association has submitted an appeal to the administrative approval of the sign permit for the construction of the new freestanding sign at the northwest corner of Pacific Street and Americana Way for Rocklin Del Rio Self Storage.

8. **VERIZON WIRELESS @ PACIFIC STREET DESIGN REVIEW, DR2014-0014 CONDITIONAL USE PERMIT, U2014-0008** **Continued from December 15, 2015**

This application is a request for approval of a Design Review and Conditional Use Permit for a new wireless telecommunications facility including 12 panel antennas and associated equipment mounted on a 75-foot tall simulated water tower and tank and a back-up emergency diesel generator. The subject property is located at 4335 Pacific Street, APN: 045-021-009. The property is zoned Heavy Industrial (M-2). The General Plan designation is Heavy Industrial (HI).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Sacramento Valley Limited Partnership DBA Verizon Wireless. The property owner is Road Safety, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Verizon Wireless on Pacific Street / DR2014-0014 and U2014-0008)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit to Allow the Operation of a Wireless Telecommunications Facility (Verizon Wireless On Pacific Street / U2014-0008)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review to Install a Wireless Telecommunications Facility (Verizon Wireless on Pacific Street / DR2014-0014)

**9. CENTER AT SECRET RAVINE TIME EXTENSION
TENTATIVE PARCEL MAP, DL-2016-0001**

This application is a request for approval of a one-year extension of time for the previously approved project:

Center at Secret Ravine (DL-2009-03) – A tentative parcel map to allow the subdivision of 4.986 ± acres into 4 lots.

The proposed project site is generally located on the east side of Sierra College Boulevard, approximately 700 feet south of intersection/interchange of Sierra College Boulevard and Interstate 80, in the City of Rocklin. The Assessor's Parcel Number is 045-053-067.

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2011-144.

The property owner and applicant is Rocklin Holdings, LP.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Extension of a Tentative Parcel Map (Center at Secret Ravine Time Extension / DI2016-0001)

**10. ROCKLIN PARK SENIOR LIVING TIME EXTENSION
CONDITIONAL USE PERMIT, U-2016-0001**

This application is a request for approval of a one-year time extension of a Conditional Use Permit (U-2013-03) to convert the existing Rocklin Park Hotel and operate a senior living facility, including independent and assisted living in a Planned Development Commercial (PD-C) zone.

The subject property is located at 5450 China Garden Road, approximately 0.35 miles from the intersection of Aguilar Road and China Garden Road. APN 045-110-067.

The project was previously found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through resolution PC-2013-64.

The property owner and the applicant is Omkar Rocklin, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Time Extension of a Conditional Use Permit to Allow the Conversion of the Rocklin Park Hotel Into and For the Operation of a Senior Living Facility in a PD-C Zone (Rocklin Park Senior Living Time Extension / U2016-0001)

NON PUBLIC HEARINGS

11. Informational Items and Presentations

- a. Final Landscape Templates

12. Reports and Discussion Items from Planning Commissioners

13. Reports from City Staff

14. Adjournment