

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

February 2, 2016
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)

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1. **Meeting Called to Order at 6:32 p.m.**
 2. **Pledge of Allegiance was led by Commissioner Whitmore.**
 3. **Roll Call**

Commissioner Martinez
Commissioner Broadway, Vice Chairman
Commissioner Sloan, *Excused*
Commissioner McKenzie, Chairman
Commissioner Whitmore

Others Present:

DeeAnne Gillick, Deputy City Attorney
Bret Finning, Interim Planning Services Manager
Marc Mondell, Director of Economic & Community Development
Laura Webster, Director of Long Range Planning
Dara Dungworth, Associate Planner
Dave Palmer, City Engineer
David Mohlenbrok, Mgr. Environmental Services
Jeffrey Tsumura, Assistant Planner
Travis Jacobs, Assistant Planner
Terry Stemple, Planning Commission Secretary

About 50 others

4. **Minutes** – Minutes of December 15, 2015 were approved as submitted.
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items** - None

Marc Mondell, ECD Director introduced Bret Finning as the new Interim Planning Services Manager and the Assistant Planners, Jeff Tsumura and Travis Jacobs.

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.

Bret Finning presented the staff report.

The Commission had questions for staff regarding:

1. Status of existing sign permit
2. Public Utility Easements right-of-way interpretation (Page 11 of packet)
3. 2013 approval – signage condition

The Appellant, Franklin Burris, Yankee Hill Estates HOA President, addressed the Commission

Darren, Bevin, Attorney for the Yankee Hill Estates HOA, addressed the Commission.

The Commission had no questions for the Appellant.

Jan Haldeman, General Manager of Rocklin Del Rio Self Storage, addressed the Commission. He explained to the Commission that he has been looking for an alternate site for the sign for the last 6 months with not much luck. Meeks Lumber denied his request, however, Dawson Oil agreed to hang a fabric banner as a long term temporary sign for approximately 2 years on their property at Del Mar and Americana Way.

The Commission had no questions.

Chairman McKenzie opened up the public hearing. There being none the hearing was closed.

Additional Questions from the Planning Commission:

1. What authority does the Planning Commission have to make a decision for a sign in the right-of-way.
2. History of the project from 2013

Deliberations:

Commissioner Martinez does not support the sign. He feels it doesn't belong in that location. He has a conflict with staff's interpretation and how to reconcile it and believes the landscape easement is an extension of the City owned right-of-way.

Deputy Attorney, DeeAnn Gillick explained that the decision needs to be based on this appeal's facts.

Commissioner Whitmore also stated that he doesn't think it belongs at that location. He is looking at what the sign is and says and is it appropriate in the location and by virtue that it is the entry way into the neighborhood and not the self-storage, it doesn't belong there.

Commissioner Broadway stated that a review of our Ordinance 1006, Chapter 17.75 SIGNS ON PRIVATE PROPERTY Sections: 17.75.010 Purpose and intent states:

- D.6. The purposes of these limitations and requirements are to:
- Preserve the quiet, low-traffic character of residential neighborhoods.*

Given that statement, he struggles to understand how a business directional sign located on a corner that directs traffic through a neighborhood would be consistent with preserving a quiet, low-traffic character of residential neighborhood and therefore feels the appeal is appropriate.

Commissioner McKenzie stated that from his perspective based on the approvals in 2009 and 2013 he has to fall back on the plain meaning of what those approvals said relative to the condition:

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign design(s) and location(s) as shown on Exhibit A, except as modified herein. Exhibit A is specific to the location and sign types.

He finds that this sign should have come back to the Planning Commission for Design Review approval.

On a motion by Commissioner Whitmore and seconded by Commissioner Broadway, the Planning Commission granted the appeal of the freestanding sign for Rocklin Del Rio Storage, based on the following findings:

Approval was made in conflict with the original planning and city council approvals relative to signs in that review and approval of the Planning Commission was necessary due to the change in the approved design review for the signs. Additionally, approval was made in error as placement of the sign in its current location does not preserve the quiet, low-traffic character of residential neighborhoods.

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

Discussion continued regarding the possible future application and removal of the existing sign.

There was consensus of the Planning Commission that the fabric banner temporary sign is not consistent with the sign ordinance and would not be allowed.

Marc stated that Staff's position on a future application, is that it would be brought back to the Planning Commission for any of these locations.

Marc Mondell explained that the Commission cannot demand the removal of the sign by a certain date but they are aware that the sign must be removed and if it is not removed by some point in time, it would then become a Code Enforcement issue which has a process that would be followed.

**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.

Dara Dungworth presented the staff report.

The Commission had no questions for staff.

Applicant, Michelle Ellis, Verizon Wireless, addressed the Commission.

The Commission had questions for the applicant regarding:

1. Powerlines and telephone lines interrupting service
2. High point to lower point
3. Industrial area off of Del Mar as option
4. Reason for water tower

The Commission had questions for staff regarding:

1. Is staff supportive of anything taller than 50'

The hearing was opened to the public for their comments.

1. Bill Mitchell, Rocklin stated he is opposed to anything at this height
2. Franklin Burris, Rocklin, stated he likes the location and would support the 50' height

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Martinez feels this location is not the right spot to go to 75'. He can support staff's recommendation of 50'

Commissioner Whitmore stated he is okay with 50' but cannot support 75'

Commissioner Broadway concurred with the other Commissioners and reiterated that he cannot support the project with a height of 75 feet.

Chairman McKenzie also concurred with the other Commissioners and stated he could support the 50' height.

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

AYES: Martinez, Whitmore, McKenzie
NOES: Broadway
ABSENT: Sloan

ABSTAIN: None

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

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

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

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

**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.

Jeff Tsumura presented the staff report.

The Commission had no questions for staff.

Applicant, Tiffany Wilson, addressed the Commission.

The Commission had no questions for the applicant.

The hearing was opened to the public for their comments. There being none the hearing was closed.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, 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 / DL2016-0001) was approved by the following vote:

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

**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.

Jeff Tsumura presented the staff report.

The Commission had no questions for staff.

Applicant, Bill Mitchell, Land Development Services, addressed the Commission.

The Commission had no questions for the applicant.

The hearing was opened to the public for their comments.

1. Tony Vigil, Rocklin, expressed concerns about the greenbelt between the residential project and the hotel being in complete disrepair.
2. Chris Maffer, Secret Ravine HOA, expressed concerns about the detention pond and the hotel's disrepair
3. Sharon Vigil, Rocklin, stated her concerns about the maintenance of the property

There being no further comment, the hearing was closed.

Questions for Staff:

Commissioner McKenzie stated he was on the Commission when this was originally approved and remembers the conditions of the lighting, noise and maintenance. He asked staff if conditions could be added to the extension regarding the state of the property.

Commissioner Martinez asked staff if the City was aware of the property maintenance issues. Staff indicated that they were not aware of the issues.

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

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

NON PUBLIC HEARINGS

11. Informational Items and Presentations

- a. Final Landscape Template – Marc Mondell

12. Reports and Discussion Items from Planning Commissioners –

- Taco Bell at Wildcat and W. Stanford Ranch Road
- Strategic Plan meeting highlights
- Staff consideration for public involvement on potentially controversial projects.
 - Marc Mondell stated that staff's strong opinion is that the system works. However, staff has decided to post the project referrals on the website for public information.

13. Reports from City Staff – Planning Commission meeting of February 16, 2016 will be cancelled.

14. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

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