

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

**February 20, 2018  
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 6:40 pm**
- 2. Pledge of Allegiance was led by Commissioner McKenzie.**
- 3. Roll Call**

Chairman Martinez  
Commissioner McKenzie  
Commissioner Sloan  
Vice Chairman Whitmore - *excused*  
Commissioner Vass - *excused*

Others Present:

Steve Rudolph, City Attorney  
Marc Mondell, Economic & Community Development Director  
Laura Webster, Director of the Office of Long Range Planning  
Bret Finning, Manager of Planning Services  
Nathan Anderson, Senior Planner  
Dave Palmer, City Engineer  
David Mohlenbrok, Deputy Director Public Services Department  
Terry Stemple, Planning Commission Secretary

About 60

- 4. Minutes –**
  - a. Minutes of February 6, 2018 were approved as submitted.
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**
- 7. Informational Items and Presentations**
  - a. ZONAR 3D Zoning Visualization Presentation

**CONSENT ITEMS**

**None**

**PUBLIC HEARINGS**

**8. CROFTWOOD UNIT #2**  
**TENTATIVE SUBDIVISION MAP, SD2017-0002**  
**GENERAL DEVELOPMENT PLAN, PDG2017-0002**  
**OAK TREE PRESERVATION PLAN PERMIT, TRE2017-0003**

This application is a request for approval of a Tentative Subdivision Map and Oak Tree Preservation Plan Permit to create 60 residential lots, and several parcels for open space, landscaping, and storm water detention on approximately 25.5 total acres; and a General Development Plan Amendment to modify the development standards applicable to the site. The subject property is generally located on the west side of Barton Road approximately 0.8 miles north of Rocklin Road and north of the terminus of Lakepointe Drive. APN 045-053-015. The property is zoned Planned Development Residential 2.5 du/acre (PD-2.5). The General Plan designation is Low Density Residential (LDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review and comment period for the Mitigated Negative Declaration ended at 5:00 p.m. on January 16, 2018.

The owner and applicant of the project is Jesper Petersen Revocable Trust

Nathan Anderson, Senior Planner presented the project staff report.

The Commission had questions for staff regarding:

1. Development standards for new streets being integrated into existing streets
2. Sidewalks on both sides of the street
3. Parking on both sides of the street
4. Different standards of both projects
5. Lot B drainage not being part of HOA
6. Original map for Croftwood I

The Applicant, Marcos LoDuca, addressed the Commission and requesting approval of the project. He gave a brief overview of the project history and the increase of required open space thus producing smaller lots.

The Commission had questions for the applicant regarding:

1. Open space and Federal agency regulations
2. Sidewalks on both sides of street vs. only on one side
3. Budget for HOA annexation

The hearing was opened to the public for comment.

1. Carolyn Petree, Rocklin, made a presentation and spoke in opposition  
By show of hands 50+ raised their hands in opposition
2. Randy Howard, Rocklin – spoke in opposition. He quoted information from a chart he created and presented to the Commission.
3. Ashley Titus – spoke in opposition referencing small lots, more neighbors and traffic
4. Amanda Sanders– spoke in opposition referencing decreased home values

5. Chris Champlain spoke in opposition referencing concerns about traffic, security gate and fire. Wants construction traffic to come from Barton Road.
6. Susanne Crouse spoke in opposition referencing concerns with schools, street lights and small houses directly across from her residence.
7. Miles Webber spoke in opposition stating the project is not consistent with the Crowne Point subdivision.
8. Howard Crouse spoke in opposition suggesting right thing to do is reduce number of lots.

There being no further public comment, the hearing was closed.

**Additional Questions for Staff and the Applicant:**

1. Maintenance of property next to Crouse property
2. Street lights on cul-de-sac next to Crouse property
3. Construction traffic through Crouse driveway
4. Impact on schools
5. Significant difference in number of oak trees being removed
6. Condition to require construction traffic from Barton Road
7. No sidewalks on cul-de-sac

Chairman Martinez called for a recess at 8:43pm.

The meeting reconvened at 8:48pm.

**Commission Deliberation/Discussion:**

Commission Sloan thanked the residents for coming out and participating in the process. He stated he had exparte communications with both the developer and the residents. He stated that the property owner has rights and the residents have concerns. The Planning Commission cannot take rights away from the land owner. They are entitled to R-1.75 by current zoning and feels the General Development Plan Amendment should be taken off the table and the subdivision be redesigned to stay with the zoning.

Commissioner McKenzie stated he also had exparte communications with both sides of the project. He does not want street section to differ from existing Croftwood I. He is interested in conditioning the construction traffic to come from Barton Road. Stated that the goal is to integrate this project as much as possible given the existing zoning and general development plan.

Chairman Martinez stated that he doesn't think the lot sizes are that substantially different. He questioned if the developer would consider single story only homes on boundary/transition between the two subdivisions. He also questioned whether the 40% lot coverage could be limited to the single story homes only similar to the General Development Plan of Croftwood I. He is okay with sidewalks on one side of the street only and supports construction traffic on Barton Road. He also stated that more open space, whether volunteered or not, is a greater amenity.

Marcos LoDuca, stated they would be okay with the homes bordering Crowne Point being no more than 50% two-story homes. He is okay with the 40% maximum lot coverage for single-story and is also okay with sidewalks on one side only.

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 Mitigated Negative Declaration Of Environmental Impacts (Croftwood Unit #2 / SD-2017-0002, PDG-2017-0002, and TRE-2017-0003) was approved by the following vote:

AYES: McKenzie, Martinez, Sloan  
NOES: None  
ABSENT: Vass, Whitmore  
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 Croftwood Unit #2 General Development Plan [Ordinance No. 711] (Croftwood Unit #2 / PDG-2017-0002) was approved by the following vote as amended:

*Amend Development Standards 1.c. and 1.e.:*

- c. Maximum Lot Coverage: Single Story: 40%  
Two Story: 35%*
- e. Number of Stories: A minimum of 50% (6 lots) of Area A, to include Lots 26, 27, and 50 of the Tentative Map, shall be limited to development of single-story homes (no second story, mezzanine, or similar features shall be permitted).*

AYES: McKenzie, Martinez  
NOES: Sloan  
ABSENT: Vass, Whitmore  
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 a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit (Croftwood Unit #2 / SD-2017-0002, TRE-2017-0003) was approved by the following vote as amended:

*Add condition 5.c.13:*

*Streets shall be constructed to match the 42-foot-wide street section used in the Croftwood Unit #1 (Crowne Point) subdivision, with sidewalks on one side only of each of the streets. Prior to approval of improvement plans and / or recording of a final map, the project plans shall be revised as needed so that all drawings reflect this street design, to the satisfaction of the City Engineer.*

*Add condition 12.a. Construction Access:*

*If feasible, construction traffic shall take access from the Emergency Vehicle Access (E.V.A.) off of Barton Road, subject to the granting of permission by the appropriate government agencies, to the satisfaction of the Rocklin City Engineer.*

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

**NON PUBLIC HEARINGS**

**8. Reports and Discussion Items from Planning Commissioners**

1. None

**9. Reports from City Staff**

1. No meeting on March 6, 2018
2. 125<sup>th</sup> Anniversary celebration on Saturday, February 23, 2018
3. Adventure Park construction

**10. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,



Terry Stemple  
Planning Commission Secretary

*Approved at the regularly scheduled  
Meeting of March 20, 2018*