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

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

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
Terry Stemple, Planning Commission Secretary

About 15 others

4. Minutes – Minutes of February 2, 2016 were approved as submitted.
5. Correspondence - Blue memo regarding Item 8 – Taco Bell
6. Citizens Addressing the Commission on Non Agenda Items - None

CONSENT ITEMS – None

PUBLIC HEARINGS

7. THIS ITEM IS BEING CONTINUED TO APRIL 19, 2016 IN RESPONSE TO A TECHNICAL ERROR TO ENSURE THAT THE PUBLIC HAS A FULL 20 DAYS TO REVIEW THE MITIGATED NEGATIVE DECLARATION AS REQUIRED BY LAW.

STANFORD RANCH CONGREGATE CARE FACILITIES
DESIGN REVIEW, DR2015-0010

This application is a request for approval of a Design Review to allow the construction of four senior housing buildings, a total of approximately 116,850 square feet. The subject site is generally located approximately 550 feet westerly of the intersection of W. Stanford Ranch Road and Wildcat Boulevard. APN 017-081-067.
The property is zoned Planned Development 20 dwelling units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. 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 Karenta MacDonald of Borges Architectural Group, Inc. The property owner is Stanford Ranch I, LLC.

8. TACO BELL AT WEST STANFORD RANCH ROAD (STANFORD RANCH PARCEL 61)
DESIGN REVIEW, DR2015-0013

This application is a request for approval of a Design Review to allow the construction of a new Taco Bell restaurant with a drive-thru service window, parking, and landscaping. The subject site is located on the northeast corner of the intersection of West Stanford Ranch Road and Wildcat Boulevard. APN 373-030-058. The property is zoned Planned Development Business Professional/Commercial (PD-BP/C). The General Plan designation is Business Professional/Commercial (BP/C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Eldrick Alexander with VMI Architecture, Inc. The property owner is Keith Sherman Enterprises, Inc.

Dara Dungworth presented the staff report.

The Commission had questions for staff regarding:

- Direction of slope towards houses
- Traffic assumed in General Plan relative to project
- Confirmation that a restaurant with a drive-thru is a permitted use for the site zoning

Applicant, Keith Sherman, KS Enterprises, addressed the Commission stating that he is present to answer questions.

The Commission had questions for the applicant regarding:

- Were other site layouts considered
- Hours of operation
- Consideration given to additional articulation of building on street frontage side of building

The hearing was opened to the public for their comments.

- Sean Brennan, Rocklin – Spoke in opposition
- Leah Welsing, Rocklin – Spoke in opposition
- Julie Hayes, Rocklin – Spoke in opposition
- Name inaudible – Spoke in opposition
• Cindy Hanna, Rocklin – Spoke in opposition
• Brian Keyes, Rocklin – Spoke in opposition
• Cheryl Potter, Rocklin – Spoke in opposition
• Michelle Hatten, Rocklin – Spoke in opposition
• Molly Hanna, Rocklin – Spoke in opposition

The Commission had additional questions for staff regarding:

• Overall hours of operation for restaurant and drive-thru
• Does the Planning Commission have authority to limit the hours of operation
• Delivery times of product

DeeAnne Gillick, Deputy City Attorney, explained what the Planning Commission can consider and condition in a design review hearing.

The Commission asked staff and the applicant to respond to some of the concerns raised by the citizens who spoke.

• Number of Police incidents at the other Rocklin Taco Bells
  o Scott Horrillo, Rocklin PD, explained that the incidents included in the staff report include traffic accidents, traffic violations, medical aide, fires, etc.
  o The number of actual officer involved incidents over the last year was 16
• Odors
  o Keith Sherman stated that there are no odors outside of the building due to state of the art scrubbers and regulations imposed by Placer County
• Choice of Location
  o Keith explained that he would have preferred to be closer to the interchange but the lots were not available
• Consideration of condition on delivery hours and the store’s hours of operations
  o Keith was amendable to conditioning delivery hours and hours of operation
• Whitney Interchange/Traffic Considerations
  o David Mohlenbrok stated that the cumulative analysis included the interchange traffic. He also explained that drive thru restaurants attract a low percent of new traffic trips. Most are pass thru traffic trips.
• Landscaping at entries to the site
  o Dara Dungworth briefly explained what is proposed
• Grade Difference/Line of Sight
  o Dara Dungworth responded that there is quite a bit of difference between street level and grade level

Additional questions for the Applicant:

• Consideration of additional details to sides of building
• Delivery hours – 7am – 5pm
• Shorten hours of operations by 1 hour
• Alternative site plan

There being no further comments, the hearing was closed.
Commission Deliberation/Discussion:

Commissioner Broadway stated project is consistent with the zoning and general development plan. He supports the project with the proposed conditions.

Commissioner Martinez concurs with Commissioner Broadway. He stated that the property has been zoned commercial for 30 years. The project looks nice and he supports with proposed conditions.

Commissioner Sloan agrees the use is compatible with the zoning, but is concerned with the site plan. He would prefer to see alternatives proposed. He does not support the project.

Chairman McKenzie thanked the public for their input and the applicant for his willingness to work with staff. He supports the project.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption [Taco Bell at West Stanford Ranch / DR2015-0013] was approved by the following vote:

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

On a motion by Commissioner Broadway and seconded by Commissioner Martinez Resolution of the Planning Commission of the City of Rocklin Approving a Design Review [Taco Bell at West Stanford Ranch / DR2015-0013] was approved by the following vote to include these additional conditions:

14. Architecture

Prior to the issuance of a building permit, the applicant/developer shall work with staff to add decorative elements to the south elevation, generally in the two large stucco areas on the upper façade to break up these areas and add visual interest, to the satisfaction of the Community Development Director. (PLANNING, BUILDING)

15. Special Conditions

a. Hours of Operation shall be as follows: (PLANNING)
   Sunday through Thursday 7:00 am to 10:00 pm
   Friday and Saturday 7:00 am to 12:00 am

b. Delivery Hours shall be between 7:00 am and 5:00 pm, seven days a week. (PLANNING)

c. Employees shall perform a visual inspection of the store property including the parking lot, landscaping (including the adjacent right-of-way landscaping), trash enclosure, and areas around the restaurant and remove all trash or debris. The inspection and trash removal shall occur every 30 minutes during regular operating hours, with the final inspection and trash removal occurring at or after closing time. (PLANNING)
AYES: Broadway, Martinez, McKenzie
NOES: Sloan
ABSENT: Whitmore
ABSTAIN: None

NON PUBLIC HEARINGS

9. Informational Items and Presentations
   b. Design Guidelines Committee Update and Utah Tour Results

10. Reports and Discussion Items from Planning Commissioners

11. Reports from City Staff
   • No Planning Commission meeting on April 5, 2016
   • Form 700 due to City Clerk by 4/1/16
   • Update on current applications webpage

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

Respectfully submitted,

[Signature]

Terry Stemple
Assistant City Clerk

Approved at the regularly scheduled
Meeting of April 19, 2016