



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: 03/15/2016**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**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. February 2, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

## **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 Karenda MacDonald of Borges Architectural Group, Inc. The property owner is Stanford Ranch I, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Stanford Ranch Congregate Care Facility / (DR2015-0010)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Stanford Ranch Congregate Care Facility / (DR2015-0010)

**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.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Taco Bell at West Stanford Ranch / DR2015-0013)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Taco Bell at West Stanford Ranch / DR2015-0013)

**NON PUBLIC HEARINGS**

**9. Informational Items and Presentations**

- a. Planning Commissioner Training Workshop - April 16, 2016
- b. Design Guidelines Committee Update and Utah Tour Results

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

**11. Reports from City Staff**

**12. Adjournment**