

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

**April 18, 2017  
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 6:30 p.m.**
- 2. Pledge of Allegiance was led by Commissioner McKenzie.**
- 3. Roll Call**

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

Others Present:

Steven Rudolph, City Attorney  
Bret Finning, Planning Services Manager  
Nathan Anderson, Associate Planner  
Laura Webster, Director Office of Long Range Planning  
Dave Palmer, City Engineer  
David Mohlenbrok, Environmental Services Operations Manager  
Marc Mondell, Director of Economic & Community Development  
Terry Stemple, Planning Commission Secretary

About 18 others

- 4. Minutes**
  - a. March 21, 2017 Minutes were approved as submitted.
  - b. April 4, 2017 Minutes were approved as submitted.
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**
- 7. Introduction of Steven Rudolph, City Attorney**

**CONSENT ITEMS**

- 8. None**

## **SPECIAL PRESENTATION**

### **9. Rocklin Adventure at Quarry Park**

**Presentation was made by Dave Busch**

## **PUBLIC HEARINGS**

### **10. ROCKLIN ADVENTURE AT QUARRY PARK CONDITIONAL USE PERMIT, U2017-0001**

The project is a request for a Conditional Use Permit to establish operational conditions for a family adventure destination within and adjacent to the City's existing Quinn Quarry Park. The facility would be City-owned, but would be run by a private entity. The project also includes a restaurant/small retail store and an approximately 200-space parking lot to accommodate the various uses. The subject site is located on the southeast side of Pacific Street, between Rocklin Road and Ruhkala Road, in the City of Rocklin. The Assessor's Parcel Numbers are APNs 010-170-001, -028, 010-230-004, -005 and a portion of 010-230-003.

The property is zoned a combination Planned Development – Commercial (PD-C-4) and Planned Development – Public Quasi-Public. The General Plan designation is a combination of Mixed Use (MU) and Medium Density Residential.

The applicant is Legacy Family Adventures – Rocklin LLC. The property owner is the City of Rocklin.

Nathan Anderson, Associate Planner presented the staff report.

The Commission had questions for staff regarding:

- Parking area
- Operation and parking during other Quarry Park events
- CEQA document analysis of parking, noise, traffic
- Estimated average daily use of facility
- Frequency of special events at Rocklin Adventures
- Noise analysis consideration of screaming and other noise sources
- School events and field trips
- Bus parking
- Admission and no charge areas
- Construction time frame
- Complaints from concerts in the park
- Noise exceeding limits and staff's ability to address the issue
- Condition #8 – Notification to residents about special events

The applicant, David Busch, Legacy Family Adventures, addressed the Commission, answering most of the questions for staff.

The hearing was opened to the public for comment.

1. Dr. Tamsen Taylor, Sunset Whitney Veterinary Hospital, stated she is concerned about parking

2. Royce Ann Burks, Rocklin, expressed concerns regarding noise and the closing time of the park. She suggested that closing at 9pm would be more acceptable. Also concerned about water runoff with the parking lots and possible fencing to keep people from wandering into the residential area.
3. Diane, Rocklin, is concerned about noise after 9pm
4. Craig Miller, Lost Avenue stated he is concerned about parking on residential streets, noise, smoking and alcohol use.

There being no further comments, the hearing was closed.

#### **Commission Deliberation/Discussion:**

Commissioner Martinez addressed the issue of noise and stated that there is a CEQA analysis in place and if and when there are issues, the citizens should contact the City.

The commissioners asked staff and the applicant to address the concerns from the citizens:

- Hours of Operation - Ability for staff to change the hours of operation
- Parking lot safety – there will be a formal parking management plan
- Parking lot water issues – Dave Palmer, City Engineer explained that the design of the parking lot will keep water from flowing into the residential properties
- Water accumulation in the pit – does it stay or get pumped out
- Fencing between residential and the adventure park – Public Services has been instructed to install fencing
- Alcohol and smoking – David Busch stated that it will only be beer and wine and will have a designated area that allows it
- Rules for existing City parking lots

Commissioner Whitmore stated that this is a unique opportunity for the City. He would like some language added regarding the hours of operation. He would like to see that the actual design of the park will be designed to help mitigate noise, such as the location of the buildings and landscaping. He is supportive of the project.

Commissioner McKenzie thanked the neighbors for coming out and stated he supports the project.

Commissioner Vass echoed the other Commissioner's comments and supports the project.

Commissioner Martinez stated that it is an exciting project. He would like language added regarding the hours of operation condition, a parking management plan, and the design or fencing to address and mitigate noise. He supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City Of Rocklin Recommending Approval of A Mitigated Negative Declaration of Environmental Impacts (Rocklin Adventure At Quarry Park / U2017-0001) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Recommending Approval of A Conditional Use Permit (Rocklin Adventure At Quarry Park / U2017-0001) was approved by the following vote: with the following amendments

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

At 8:02pm, Commissioner Martinez called for a 5 minute break. The meeting reconvened at 8:07p.m.

## **11. ROCKLIN GATEWAY**

**DESIGN REVIEW, DR2016-0010**

**GENERAL DEVELOPMENT PLAN, PDG2016-0005**

**REZONE, Z2017-0003**

**DEVELOPMENT AGREEMENT, DA2017-0001**

**OAK TREE PRESERVATION PLAN PERMIT, TRE-2017-0001**

This application is a request for approval of the following entitlements to allow development of approximately 7 gross acres into a 204-unit multiple-family apartment project at a density of approximately 32.7 units per acre:

- A Design Review to approve the site design, architecture, and landscaping for a multi-family development.
- A General Development Plan to rescind the existing General Development, Ordinance 930, and establish a new Rocklin Gateway General Development Plan.
- A Rezone to change the property zoning to Planned Development Residential – 33 dwellings per acre (PD-33).
- An Oak Tree Preservation Permit to allow the removal of approximately 21 oak trees.
- Amend the ZL Rocklin Development Agreement to reflect the revised project design.

The subject site is located at the northeastern corner of Midas Avenue & Pacific Street. APNs 010-010-016, -017, -028, -029 & 010-040-040. The property is zoned Planned Development – Mixed Use (PD-MU). The General Plan designation is Mixed Use (MU).

The applicant is Daniel Nethercott with Catalyst Rocklin, LLC. The property owner is ZL Rocklin, LLC.

Nathan Anderson, Associate Planner presented the staff report.

The Commission had questions for staff regarding:

- Traffic stacking during peak hours
- Clarification on the landscape median blue memo
- Tandem parking stalls
- Covered parking requirements
- Was previous approved project low income
- How does the affordable housing component affect the parking requirements of the non-affordable units
- Wall between railroad tracks and the project
- Offsite parking at City lot

The applicant, Dan Nethercott, addressed the Commission, thanked staff for working with them on this project and stated that their entire design team was available to answer questions.

The Commission had questions for the applicant regarding:

- Parking management program
- Tandem parking space use
  - Has it been used before
  - What is the use pattern
- Design and architecture lack of articulation and interest
- Fiscal implications of panelized system
- Parking spaces being sold to residents
- Number of employees taking up parking spaces

The hearing was opened to the public for comment. There being none, the hearing was closed.

#### **Commission Deliberation/Discussion:**

Commissioner Whitmore stated he is okay with parking and traffic, but has concerns with the design review. He is not sure about the panelized system for this corner. He feels the corner should and needs to be magic. He doesn't support the design review.

Commissioner Vass likes the look of the complex. She has issues with the parking and fairness of how the spaces are slotted as well as charging the low income units for them.

Commissioner McKenzie is okay with the stacking and parking. He suggested putting a condition on the tandem spaces for no storage or recreational vehicles. He supports staff's findings and supports the project.

Commissioner Martinez stated that this project is outside of the Commission's comfort zone, something they are not used to. He suggested possibly painting the buildings a different color. Also would like to see the corner feature structure improved.

Commissioner Vass stated again that she has a hard time with the parking.

Commissioner Whitmore stated he doesn't want to settle. He is not supportive.

Commissioner Martinez suggested maybe altering the setbacks would help.

The commission had questions for the applicant regarding:

1. Intended use of the corner feature – general public use
2. Monument sign

Commissioner Vass stated she would be comfortable recommending to Council with the use of the City parking lot and allowing overnight parking. She stated that, due to the project's reduced parking standard, there would be an urgency to develop the proposed City parking lot on the south side of Midas Avenue as quickly as possible if the project were to be approved.

Commissioner Whitmore stated that he also had considerable concerns regarding the corner feature. He said that the feature does not match the intent of the corner to provide for a gateway feature and requested that, if the

project were to be approved by the Council, this element be required come back to the Commission for approval. The Commission concurred with this request and requested that staff amend the conditions of approval to reflect this change.

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 (Rocklin Gateway / DR2016-0010, PDG2016-0005 and TRE2017-0001) was approved by the following vote:

AYES: McKenzie, Martinez, Vass, Whitmore  
NOES: None  
ABSENT: Sloan  
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 Establishing the Rocklin Gateway General Development Plan and Rezoning an Area From General Development Plan – Mixed Use (PD-MU) to Planned Development Residential – 33 Dwellings Per Acre (PD-33) (Rocklin Gateway / PDG2016-0005 and Z2017-0003) was approved as amended by the following vote:

AYES: McKenzie, Martinez, Vass, Whitmore  
NOES: None  
ABSENT: Sloan  
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 Approving an Amended and Restated Development Agreement By and Between the City of Rocklin; ZL Rocklin, LLC; and Catalyst Housing Group, LLC, Relative to the Development Known as the Rocklin Gateway Project (Rocklin Gateway / DA2017-0001) was approved by the following vote:

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

Commissioner McKenzie made a motion to approve the Design Review and Oak Tree Preservation Plan Permit resolution as proposed by staff. The motion died for lack of a second.

On an alternate motion by Commissioner Martinez and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Design Review and Oak Tree Preservation Plan Permit (Rocklin Gateway / DR2016-0005 and TRE2017-0001) with a condition that the applicant come back before the Planning Commission with a revised corner element, was approved as amended by the following vote:

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

## NON PUBLIC HEARINGS

### 12. Informational Items and Presentations - None

### 13. Reports and Discussion Items from Planning Commissioners - None

### 14. Reports from City Staff

- Commissioner McKenzie will be absent on May 2<sup>nd</sup>, 2017

### 15. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 10:03 p.m.

Respectfully submitted,



Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of June 6, 2017*

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