

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

**May 3, 2016
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

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- 1. Meeting Called to Order at 6:31 p.m.**
 - 2. Pledge of Allegiance was led by Commissioner Sloan.**
 - 3. Roll Call**

Commissioner Martinez
Commissioner Broadway, Vice Chairman
Commissioner Sloan
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
Dara Dungworth, Associate Planner
Travis Jacobs, Assistant Planner
Terry Stemple, Planning Commission Secretary

About 5 others

- 4. Minutes** – Minutes of April 19, 2016 were approved as submitted.
- 5. Correspondence** - Blue Memo regarding Item 8
- 6. Citizens Addressing the Commission on Non Agenda Items** - None

CONSENT ITEMS – None

PUBLIC HEARINGS

- 7. STANFORD RANCH PARCEL 56 TIME EXTENSION
TENTATIVE PARCEL MAP, DL2016-0002**

This application is a request for approval of a one-year extension of time for the previously approved project: Stanford Ranch Parcel 56 (DL-2011-01) – A tentative parcel map to allow the subdivision of 9.24 ± acres into 2 approximately equal lots. The proposed project site is generally located on the southeast corner of West Stanford Ranch Road and Sunset Blvd. The Assessor's Parcel Number is 017-081-025.

The project was previously found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through resolution PC-2012-03.

The property owner and applicant is 1400 Stanford Ranch Properties, LLC.

Travis Jacobs, Assistant Planner, presented the staff report and noted that there were two errors in the staff report.

1. Staff recommendation at the very end should reference the new application number, DL2016-0002
2. The original approval date should read February 21, 2012.

The Commission had questions for staff regarding:

- Confirmation that the noticing had correct file numbers.

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

Commission Deliberation/Discussion:

The Commission agreed that the project is consistent and they support the approval of the time extension.

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Time Extension For a Tentative Parcel Map, DL-2011-01, (PC-2012-04) Approving a Tentative Parcel Map (Stanford Ranch Parcel 56 / DL2016-0002) was approved by the following vote:

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

NON PUBLIC HEARINGS

8. SUNSET WEST LOT 2A APARTMENTS PAINT COLOR SUBSTANTIAL COMPLIANCE

A request for substantial compliance approval of paint colors for Sunset West Lot 2A Apartments. The Planning Commission requested the applicant return for final approval of paint colors for the project at the April 1, 2014 hearing at which the Commission conditionally approved a substantial compliance request to remove previously approved stone from the exterior of the buildings.

Dara Dungworth, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- Roof Color
- Paint Color

Applicant, David Alptekin, addressed the commission and presented material samples for review by the Commission.

The Commission had questions for the applicant regarding:

- Shift from original project to new colors
- Consideration of contemporary cultured stone
- Sign Colors
- Enhanced ledge treatments
- Hand troweled 3 coat stucco system

Commission Discussion/Deliberations:

Commissioner Whitmore stated he was on the Commission at the time of the original approval and the proposed colors are much improved and a more sophisticated look. He likes the hand troweled finish. He supports the project.

Commissioner Broadway expressed some concern with the beige colors and lack of variation; however, after hearing Commissioner Whitmore's comments, he can support the project.

Commissioner Martinez stated he was also on the Commission at the time of the original approval. He relies on Commissioner Whitmore's expertise and supports the project.

Commissioner Sloan feels the changes are consistent with the direction given previously by the Planning Commission and supports the project.

Chairman McKenzie concurred with the other Commissioners. He would like clear direction that the sign colors must be consistent with the building colors.

On a Motion by Commissioner Whitmore and seconded by Commissioner Sloan, Sunset West Lot 2A Apartments Paint Color Substantial Compliance was approved by the following vote: (get exact language from Dara) with the added condition of approval that the monument sign colors to be to the satisfaction of the Community Development Director

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

9. Informational Items and Presentations - None

10. Reports and Discussion Items from Planning Commissioners

- Seating changes at the Dais
- 2nd Street residence historic status

11. Reports from City Staff

- Bret Finning noted that there will be a meeting on May 17, 2016
 - Ken Broadway stated that he will not be at the June 7, 2016 meeting
 - Gregg McKenzie stated that he also will not be at the June 7, 2016 meeting

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:09 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of May 17, 2016*