

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

**June 20, 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 Whitmore.**
- 3. Roll Call**

Chairman Sloan  
Vice Chairman Martinez  
Commissioner McKenzie  
Commissioner Whitmore  
Commissioner Vass

Others Present:

DeeAnne Gillick, Deputy City Attorney  
Laura Webster, Director of Long Range Planning  
Bret Finning, Planning Services Manager  
Dara Dungworth, Senior Planner  
Dave Palmer, City Engineer  
Terry Stemple, Planning Commission Secretary

About 6 others

- 4. Minutes –**
  - a. Minutes of June 6, 2017 were approved as submitted.
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**

**CONSENT ITEMS**

**None**

**PUBLIC HEARINGS**

**7. SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER  
TENTATIVE SUBDIVISION MAP, SD2017-0006**

This application is a request for approval of a tentative subdivision map to create three common ownership lots and 20 townhome parcels in conjunction with previously approved entitlements to construct an office building and four multi-unit townhome buildings. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039. The property is zoned

Retail Business (C-2), Planned Development Residential (PD-R), and Open Area (OA). The General Plan designations are Retail Commercial (RC), High Density Residential (HDR), and Recreation Conservation (R-C).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2016-177. 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 Gordon Wong, GKW Architects. The property owner is USA Investments Associates, Inc.

Dara Dungworth, Senior Planner, presented the staff report and a Blue Memo.

The Commission had no questions for staff.

Applicant, Gil Lee, USA Investments, addressed the Commission updating them on the progress of the project.

The Commission had questions for the applicant regarding:

1. Type of professional office space proposed

The hearing was opened to the public for comment.

1. Leah Anderson, Rocklin, CA had questions regarding:
  - a. Condos/townhomes being for sale
  - b. Type of medical office uses
  - c. The need for more medical offices in this area
  - d. Any provisions to stop residential portion from becoming rentals

There being no further comments, the hearing was closed.

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

On a motion by Commissioner Martinez and seconded by Commissioner Vass, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Subdivision Map (South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006) was approved by the following vote with the addition of the following condition:

#### **4. Common Areas - Open Space - Maintenance**

*Prior to or concurrently with the recordation of the final map the subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements and minimum provisions: (ENGINEERING, CITY ATTORNEY)*

- a. *Define the following portions of the subdivision to be common areas jointly owned and / or maintained by the residents of the subdivision: Lot A and Lot C as shown in Exhibit A.*
- b. *Assignment to the homeowner's association responsibility for the maintenance of common areas and commonly maintained areas on and within Lot A, Lot C, and Lots 1 through 20, including but not limited to, all structures, landscaping,*

*private utility services, outdoor lighting, private streets and alleys, parking, recreational facilities, detention and drainage facilities, all landscaping in the public rights-of-way, as required herein, and oak mitigation plantings, if any.*

- c. *Assignment to the homeowner's association responsibility to monitor and report to the Economic and Community Development Director of the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.*
- d. *A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowners association to be performed and assess (lien) the cost to the homeowner's association in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)*
- e. *A statement expressly prohibiting modification or deletion of any portion of the homeowner's association documents which specifically address City conditions of approval, City requirements, or termination of the HOA in its entirety, without the express written consent of the City.*
- f. *The documents creating the homeowner's association shall specifically include the following condition for enforcement by the homeowner's association:*

*A "parking enforcement plan" (Exhibit B to Resolution 2016-180) that includes guarantees, to the satisfaction of the Economic and Community Development Director that the garages shall be used for the parking of automobiles, and ensures that roll-up garage doors, with automatic garage door openers are used throughout the project, consistent with RMC 17.66.020.*
- g. *City review shall be required for any development, including fencing and landscaping, within the common area. Notice of this requirement shall be recorded by separate instrument with the final map.*
- h. *A notice shall be included in the subdivision's CC&R, and recorded by separate instrument with the final map, stating that individual lot and building design shall be subject to City approved design guidelines available from the City of Rocklin Department of Economic and Community Development.*

*In lieu of a property owners association, as required above in Section 4(b), Subdivider may utilize a conservancy, or other suitable legal entity, to own, maintain, and carry out all duties identified in this Section 2. as it relates to the lot designated "Open Space" on Exhibit A. This alternative ownership entity shall have characteristics of responsibility, accountability, and longevity, which are substantially similar to a property owners' association, so that the City is confident of the entity's ability to operate, manage and maintain the open space in perpetuity. Any alternative ownership entity shall be formed so that the maintenance, monitoring, and lien rights required in Section 15(b) are legal obligations of the ownership entity. The alternative ownership entity shall be reviewed and approved by the City Attorney and the Economic and Community Development Director for compliance with these conditions of approval.*

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

## NON PUBLIC HEARINGS

### 8. Informational Items and Presentations - None

### 9. Reports and Discussion Items from Planning Commissioners

- Completion and connection of Whitney Ranch Parkway
- Grading on Wildcat near new interchange

### 10. Reports from City Staff – None

### 11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,



Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of July 18, 2017*