



AGENDA
SPECIAL MEETING
CITY OF ROCKLIN PLANNING COMMISSION
DATE: August 10, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

MEETING PROCEDURES AND STANDARDS OF DECORUM

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. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

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 City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

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.

AMERICANS WITH DISABILITIES ACT

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.

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.

ELECTRONIC PRESENTATIONS

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.

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.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **THIS ITEM IS BEING CONTINUED TO AUGUST 15, 2017**

STANFORD TERRACE CONDOMINIUMS SUBDIVISION MAP, SD-2013-05 DESIGN REVIEW, DR-2013-12

This application is a request for a re-approval of a prior Design Review and Tentative Subdivision Map to develop 119 townhomes on 7.3+/- acres. The subject property is approximately 7.3 +/- acres and is generally located on Stanford Ranch Road near the southwest intersection of Stanford Ranch Rd. and Sunset Blvd. APN 017-460-003. The property is zoned Planned Development 20 units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council

through Resolution No. 2014-234. 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 Chris Scerri with Golden State Lumber, Inc. The property owner is Golden State Lumber, Inc.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval A Tentative Subdivision Map (Stanford Terrace Condominiums / SD-2013-05)
- b. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval A Design Review For Multi-Family Residential Homes (Stanford Terrace Condominiums / DR-2013-12)

8. ROCKLIN STATION

DESIGN REVIEW, DR2016-0006

OAK TREE PRESERVATION PLAN PERMIT, TRE2016-0003

TENTATIVE PARCEL MAP, DL2016-0003

CONDITIONAL USE PERMIT, U2016-0005

This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit, and a Tentative Parcel Map to re-divide the existing four parcels into five commercial parcels and to allow the construction of a commercial center including an automotive service use, retail space, and restaurant spaces, some with drive-through window service and/or outdoor dining, and associated site improvements, including parking and landscaping, and a freeway pylon sign exceeding 30 feet in height. The subject site is located on the southwest corner of the Interstate 80 off-ramp and Sierra College Boulevard. APNs 045-051-015, -019, -020, -021. The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration begins on July 6, 2017 and ends at 5:00 p.m. on August 4, 2017. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The applicant is Sam Thomas of Thomas Sierra, LLC. The property owners are Cecil Finegold Family Receiving Trust and Cecil Finegold Charitable Remainder Trust.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Mitigated Negative Declaration Of Environmental Impacts (Rocklin Station / DR2016-0006/TRE2016-0003, U2016-0005, DL2016-0003)
- b. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review And An Oak Tree Preservation Plan Permit (Rocklin Station / DR2016-0006/TRE2016-0003)
- c. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Conditional Use Permit For A Freeway-Oriented Sign That Exceeds The Maximum Height Allowed By The City Of Rocklin Municipal Code (17.75.050) (Rocklin Station / U2016-0005)
- d. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map (Rocklin Station / DL2016-0003)

**9. GRACEPOINT ADVENTIST CHURCH SANCTUARY ADDITION TIME EXTENSION
DESIGN REVIEW, DR2014-0015
VARIANCE, V2014-0020**

This application is a request for approval of a one-year extension of time for a previously approved Design Review, DR2014-0015, and Variance, V2014-0020), which allows for the development of a 23,910 square foot sanctuary addition to the existing church building with enhanced entry, a new driveway, new signage and new site landscaping. The approved variance allows the height to exceed the thirty-foot (30') maximum, specified in the C-1 (Neighborhood Commercial) zoning district, by eight feet (8') for a total maximum height allowed of thirty-eight feet (38'). The subject property is 3500 Sunset Boulevard, is located on the southerly corner of the intersection of Springview Drive and Sunset Boulevard. APN 016-030-023. The property is zoned Neighborhood Commercial (C-1) and Planned Development Commercial (PD-C). The General Plan designation is Business Professional (BP) and Retail Commercial (RC).

The project was previously determined to be exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through Planning Commission Resolution PC-2015-28.

The property owner is Northern California Conference Association of Seventh Day Adventist. The applicant is Steve Jones of Kelly Architects.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Two-Year Time Extension For Design Review, Dr2014-0015, (Pc-2015-29) And Variance, V2014-0020 (Pc-2015-30) To Allow The Development Of A Sanctuary Addition To An Existing Church Building And To Exceed The 30-Foot Height Limit (Gracepoint Adventist Church Time Extension / Dr2014-0015 And V2014-0020)

NON PUBLIC HEARINGS

10. Informational Items and Presentations
11. Reports and Discussion Items from Planning Commissioners
12. Reports from City Staff
13. Adjournment