

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

**August 10, 2017
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was led by Commissioner McKenzie .**
- 3. Roll Call**

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

Others Present:

Marc Mondell, ECD Director
DeeAnne Gillick, Deputy City Attorney
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner
Shauna Nauman, Assistant Planner
David Mohlenbrok, Environmental Services Ops Manager
Dave Palmer, City Engineer
Laura Webster, Director of Long Range Planning
Terry Stemple, Planning Commission Secretary

About 30 others

- 4. Minutes – None**
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**

CONSENT ITEMS

None

PUBLIC HEARINGS

Commissioner Whitmore suggested that Item 9 be moved to the beginning of the 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)

Item #9 was moved to be heard before Item #8

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

This application is a request for approval of an 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.

Shauna Nauman, Assistant Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Driveway

The Applicant did not address the Commission.

The Commission had no questions for the applicant.

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

Commission Deliberation/Discussion:

On a motion by Commissioner Sloan and seconded by Commissioner Vass, 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) was approved by the following vote:

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

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

Dara Dungworth, Senior Planner, presented the staff report and referenced the two blue memos presented tonight.

The Commission had questions for staff regarding:

1. Storm drainage management
2. Signalization at intersection and Caltrans concerns

3. Dominguez Road connection
4. Compounding traffic of various projects along Sierra College Blvd.
5. Dominguez Overpass traffic model
6. Architectural Review Committee review
7. Discussions with staff on the architecture
8. Mitigation for oak trees being removed
9. Last review of mitigation fees

The applicant, Sam Thomas, Thomas Sierra LLC, addressed the Commission. He thanked staff for all their great efforts and mentioned that all members of the development team were there and available for questions.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

1. Bill Pruitt, Elder at Lifehouse Church, explained he had 3 main concerns; widening of Sierra College Blvd., future secondary road, and reciprocal easements. He requested denial of the project.

There being no further comments, the public comment period was closed.

The Commission had additional questions for staff regarding

1. Page 133 - Widening of Sierra College Blvd – responsible party for costs
2. Future access roads
3. Discussion of location of future access road
4. Reciprocal parking and access easement burden
5. Clarification of the potential future easement
6. Utilities to be stubbed to future access point
7. Discussion of drive thru locations
8. Signage on rear of Les Schwab building
9. Signage for Habit Burger drive-thru queuing
10. Back side of Habit Burger a little barren
11. Public Art
12. Oak trees on perimeter of property being incorporated into project
13. Parking levels
14. Buses and big rig parking
15. Lifehouse Church – loss of 5400 square feet of property
16. Property owner once construction is complete

Commission Deliberation/Discussion:

Commissioner Sloan stated he had exparte communications with the applicant. He stated he did have some concerns with the site layout. He feels the architecture is strong and meets the design guidelines. He also feels the city has made an effort to accommodate the church property. He supports the project.

Commissioner McKenzie stated he had exparte communications with Lifehouse church. He thinks staff has adequately addressed his concerns with the signal at Schriber Way and Caltrans. He would like to see a few oak trees saved for aesthetic purposes, but knows the site doesn't lend itself for that. He mentioned that the word "parking" needs to be removed from the condition regarding reciprocal access and parking. He stated he would

be open to a condition regarding bus and motor coach parking, if the Commission is concerned. He concurs with Staff's findings and supports the project.

Commissioner Vass stated she also had exparte communication with the church and the applicant. She feels comfortable with reciprocal easement. She likes the project and supports it.

Commissioner Whitmore had exparte communications with the church and the applicant. He stated his concerns are with the project design and oak tree preservation. Would like to see more harmony amongst the site. He doesn't think the Cracker Barrel has enough parking, and does not support the idea of a condition regarding motor coaches. He feels it's a failure to not keep some of the oak trees. Stated he would not vote in favor of the Design Review and Oak Tree Preservation Plan.

Sam Thomas, applicant, stated that they will try and keep the large oak tree at the entrance if it is healthy enough.

On a motion by Commissioner Vass and seconded by Commissioner Sloan, 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) was approved by the following vote:

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

On a motion by Commissioner Vass and seconded by Commissioner Sloan, 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) was approved by the following vote with the addition of a condition to give the Community Development Director leeway to work with the applicant on keeping the one oak tree.

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

On a motion by Commissioner Vass and seconded by Commissioner Sloan, 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) was approved by the following vote including the finding in the blue memo:

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

On a motion by Commissioner Vass and seconded by Commissioner Sloan, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map (Rocklin Station / DL2016-0003) was approved by the following vote with the amendment to B.1.b striking "parking":

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

At 8:24pm the Commission took a break and resumed at 8:27pm.

NON PUBLIC HEARINGS

10. Informational Items and Presentations - None

11. Reports and Discussion Items from Planning Commissioners - None

12. Reports from City Staff

- City Council approved the Design Review Modifications with minor revisions.
- September 5th meeting is probably cancelled.

13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of October 3, 2017*