

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

**August 15, 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 6:31 p.m.**
- 2. Pledge of Allegiance was led by Commissioner McKenzie.**
- 3. Roll Call**

Chairman Martinez  
Vice Chairman Whitmore  
Commissioner McKenzie  
Commissioner Sloan  
Commissioner Vass

Others Present:

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

About 10 others

- 4. Minutes –**
  - a. Minutes of July 18, 2017 were approved as amended.
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**

**CONSENT ITEMS**

**None**

**PUBLIC HEARINGS**

- 7. THIS ITEM WAS CONTINUED FROM AUGUST 10, 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.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had no questions for staff.

The applicant, Marcus LoDuca, addressed the Commission. He explained that the project is the same as when originally approved.

The Commission had no questions for the applicant.

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

The Commission had questions for staff regarding:

1. No vote on original subdivision map
2. Project file numbers remaining the same

The Commission had questions for the applicant regarding:

1. Access between the two townhome projects.

The hearing was closed.

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

Commissioner McKenzie stated he had exparte communications with the applicant's representative. He supports the project.

Commissioner Vass also stated she had exparte communications.

Commissioner Whitmore stated he also had exparte communications and generally supports the project and wants to see it move forward.

On a motion by Commissioner Sloan and seconded by Commissioner McKenzie, Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval A Tentative Subdivision Map (Stanford Terrace Condominiums / SD-2013-05) was approved by the following vote:

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

ABSTAIN: None

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

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

## 8. SIERRA PINE SUBDIVISION

**GENERAL PLAN AMENDMENT, GPA2016-0002**

**GENERAL DEVELOPMENT PLAN, PDG2016-0004**

**REZONE, Z2016-0002**

**TENTATIVE SUBDIVISION MAP, SD2016-0005**

**DESIGN REVIEW, DR2016-0009**

This application is a request for approval of the following entitlements to allow the development of approximately 28.17 acres into 199 single-family residential lots:

- A General Plan Amendment to change the land use designation from a combination of Mixed Use (MU) and High Density Residential (HDR) to Medium High Density Residential (MHDR).
- A General Development Plan to establish the land uses and development standards for the proposed zone district.
- A Rezone to change the zoning applicable to the project site from Heavy Industrial (M-2) to Planned Development 7 dwelling units per acre (PD-7).
- A Tentative Subdivision Map to create a 199-unit single family small lot residential subdivision.
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed single-family small lot residential subdivision.

The subject site is located at 4300 Dominguez Road. APN 045-021-011. The property is zoned Heavy Industrial (M-2). The General Plan designation is Mixed Use (MU) and High Density Residential (HDR).

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 Jerry Aplant with Burrell Consulting Group. The property owner is Sierra Pine, a California limited partnership.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Condition of approval for enhanced elevations
2. Affordable housing and RHNA numbers
3. Compatibility with neighboring uses – land use compatibility and noise disclosure
4. Thought process for changing from Industrial to High Density Residential
5. What is being given up by not going to mixed use or medium density residential

6. Frequency of rail cars per day
7. Pacific MDF's hours of operation being 24 hours a day

The applicant, Phil Rodriguez from Lewis Homes addressed the Commission and gave a presentation about the project.

The Commission had questions for the applicant regarding:

1. Will Lewis Homes be the end user
2. 50x50 lot – 4' backyard, 5' setback
3. Purpose of 3 different neighborhoods
4. Paseo locations
5. Grouping by lot size
6. Main entrance driveway

The hearing was opened to the public for comment.

1. Mr. Stokes, Pacific MDF, stated his concerns were about the rail spur and noise complaints. He suggested using sound deadening materials.

There being no further comment, the hearing was closed.

The Commission had additional questions for staff regarding:

1. Process for public art
2. Funding for potential improvements
3. Requirements for sound windows on 2-story homes
4. Traffic signal at Granite and Dominguez
5. Dominguez overcrossing timeline
6. Rail spur regulations by Union Pacific
7. Street parking on Dominguez
8. Architecture of the "A" Spanish style elevations

Jill Williams from KTG Architecture addressed the question and comments on the "A" Spanish style elevations.

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

Commissioner Sloan expressed concerns with the architecture of the "A" Spanish style elevations.

Commissioner Vass stated she wasn't a fan of Elevation A and would like to see a more rustic style.

Applicant, Phil Rodriguez, suggested eliminating the "A" elevations or add a condition to enhance the elevations to look more like Spanish style with the ECD Director to give approval.

Commissioner Sloan would support maintaining Spanish style with more enhancements.

Commissioner Whitmore does not support eliminating the elevations. He feels the compatibility is very well done and it is a nice neighborhood. He stated he had exparte communications with the applicant.

Commissioner McKenzie also had exparte communications. He supports the project overall. Looks like a great community and likes the paseos. He suggests adding a disclosure regarding industrial uses and noise.

Commissioner Sloan stated that the MND is the appropriate environmental document. The zoning and land use is appropriate. He likes the 8' walls and agrees with Commissioner McKenzie's suggested disclosure. He supports the project.

Commissioner Vass stated she is not pleased with Elevation A and would like it eliminated or changed to a more rustic style.

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Mitigated Negative Declaration Of Environmental Impacts (Sierra Pine Subdivision / GPA2016-0002, PDG2016-0004, Z2016-0002, SD2016-0005, DR2016-0009 And TRE2017-0006) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan , Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Amending The General Plan Designation Of An Area From High Density Residential (HDR) And Mixed Use (MU) To Medium Density Residential (MDR) (Sierra Pine Subdivision / GPA2016-0002) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Establishing The Sierra Pine General Development Plan And Rezoning An Area From Heavy Industrial (M-2) To Planned Development Residential – 8 Dwelling Units Per Acre (PD-8) (Sierra Pine Subdivision / PDG2016-0004 And Z2016-0002) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan , Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Tentative Subdivision Map And An Oak Tree Preservation Plan Permit (Sierra Pine Subdivision / SD2016-0009 And TRE2017-0006) was approved by the following vote with the addition of the following disclosure:

5. *Special Provisions/Subdivision Improvement*

- d. *Prior to or concurrently with the recording of the final map the following note shall be recorded by separate instrument so as to appear on the deed of each of the lots created: (ENGINEERING)*

*"Notice is hereby given that various industrial uses operate adjacent to the Sierra Pine Subdivision and that those uses may involve at various times in their operations the generation of noise, odors, and the use of the existing rail spur and heavy trucks for product shipments."*

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

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan , Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Design Review (Sierra Pine Subdivision / DR2016-0009) was approved by the following vote with the following amendment:

2. *House Design*

- c. *Applicant to modify the Spanish "A" elevations adding necessary elements and/or materials to enhance the elevations, to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)*

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

**NON PUBLIC HEARINGS**

**9. Informational Items and Presentations - None**

**10. Reports and Discussion Items from Planning Commissioners - None**

**11. Reports from City Staff – Meeting of September 5, 2017 is cancelled.**

**12. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 8:51 p.m.

Respectfully submitted,



Terry Stemple  
Planning Commission Secretary

*Approved at the regularly scheduled  
Meeting of December 19, 2017*