

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

**September 6, 2016  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www.rocklin.ca.us)**

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

Commissioner Martinez - *excused*  
Commissioner Broadway  
Commissioner Sloan  
Commissioner McKenzie  
Commissioner Whitmore

Others Present:

DeeAnne Gillick, Deputy City Attorney  
Laura Webster, Director of Long Range Planning  
Dara Dungworth, Senior Planner  
Nathan Anderson, Associate Planner  
Marc Mondell, Director of Economic & Community Development  
Dave Palmer, City Engineer  
Terry Stemple, Planning Commission Secretary

About 12 others

- 4. Minutes** – Minutes of May 17, 2016 were approved as submitted  
Minutes of June 7, 2016 were approved as submitted  
Minutes of July 19, 2016 were approved as submitted
- 5. Correspondence** - None
- 6. Citizens Addressing the Commission on Non Agenda Items** – None

**CONSENT ITEMS** – None

**PUBLIC HEARINGS**

- 7. QUICK QUACK CAR WASH  
DESIGN REVIEW, DR2015-0016  
CONDITIONAL USE PERMIT, U2015-0009**

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of a 3,586 square foot car wash facility. The subject site is generally located

southwest of the corner of Sunset Blvd and Stanford Ranch Rd, APN 017-400-023. The property is zoned Planned Development Business Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption, Section 15332 In-Fill Development Projects, as the appropriate level of environmental review for this project.

The applicant is Joe Walters. The property owner is Golden State Lumber, Inc.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Approved multi-family project east of the Quick Quack project

Applicant, Jason Johnson, owner of Quick Quack carwashes addressed the Commission stating he agrees with the raised median condition. He also mentioned that he worked to get the awnings to match the existing surrounding buildings.

The Commission had questions for the applicant regarding:

1. Comparison to Douglas Blvd. store
2. Number of employees at any given time
3. Stacking
4. Markings on pavement
5. Screening trees between street and stacking lane
6. Carport type canopy design
7. Different types of design considered
8. Consideration of other colors not quite so bright.

The hearing was opened to the public for comment.

1. Tom Yee, representative for owners of Umpqua Bank asked who the responsible party for maintenance of the driveway would be. He also asked if the CCR's recorded for the parcel still runs with the parcel.

There being no further comments, the hearing was closed.

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

Chairman Broadway asked staff to address the drive way maintenance.

Commissioner Whitmore stated that he had exparte communications with the applicant. He is happy to see something developing on this property and is generally supportive of the project. He would like to see some screening or art to soften the vacuum area.

Commissioner McKenzie feels the project is consistent with the general plan and zoning. He is okay with the stacking, flow and landscaping. Stated he had a concern with the color of the roof. He would like to see something like a metal lattice in front of the vacuum stations to screen the cars. He is generally supportive of the project.

Commissioner Sloan stated he concurred with his fellow commissioners. He was originally concerned with screening between the project and the residential development. He is fine with the architecture. Feels it is consistent with the general plan and zoning and is supportive of the project.

Chairman Broadway also stated that the project is consistent with the general plan and zoning. He does have concerns about the project being at the entry into our city. He would like a condition placed on screening the canopy structure.

On a motion by Commissioner Whitmore and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Quick Quack Carwash / DR2015-0016 and U2015-0009) was approved by the following vote:

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

On a motion by Commissioner Whitmore and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (Quick Quack Carwash / DR2015-0016) was approved by the following vote:

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

On a motion by Commissioner Whitmore and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Quick Quack Carwash / U2015-0009) was approved by the following vote as amended:

Add the following condition:

**9. Design**

- a. *A screen wall or other structure(s), a minimum three feet in height, shall be installed along the project's Stanford Ranch Road frontage, in front of the vacuum canopy and three adjacent parking spaces, to screen the undercarriages and headlights of cars parked in these areas from the street, to the extent not otherwise accomplished by landscaping and/or berming, to the satisfaction of the Economic and Community Development Director.***

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

**8. GRANITE & DOMINGUEZ (DESIGN REVIEW FOR HOMES)  
DESIGN REVIEW, DR2016-0008**

The subject site is located west of the intersection of Granite Drive and Dominguez Road. Assessor Parcel Numbers (APNs): 045-021-030, 045-021-031, 045-021-046, and 045-021-047. The property is zoned Planned Development Commercial (PD-C), Open Area (O-A), and Planned Development 8.4 units per acre (PD-8.4). The General Plan designations are Retail Commercial (R-C), Recreation Conservation (RC), and Medium Density Residential (MDR). The proposed Design Review, which is a review of house architecture and individual residential lot landscaping, only pertains to the PD-8.4/MDR portion of the site. No nonresidential development is proposed at this time.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively determined that the Mitigated Negative Declaration adopted for the subdivision adequately addressed the potential impacts of home construction within the subdivision. Design review of the architecture for the proposed homes does not result in any enhanced or new environmental impacts beyond those previously identified for the subdivision itself therefore no additional environmental review is required.

The applicant and property owner is Gwen Barber, on behalf of JMC Homes.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Enhanced elevations and landscaping
2. Use of different materials and additional stonework
3. Did the new architectural guidelines play a role in the design of the homes

Applicant, Darrell Hasler, JMC Homes addressed the Commission.

The Commission had questions for the applicant regarding:

1. Additional enhancements to elevations
2. Opportunity to add more interest and flavor

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

**Commission Deliberation/Discussion:**

Commissioner Whitmore feels the landscaping is consistent. He stated that his gut reaction is that they are pretty plain Jane and needs more articulation or gingerbread. He would like to have the project come back to the Planning Commission. Wouldn't be adverse to seeing something even more unique.

Commissioner McKenzie stated he struggles with this one. Need to step outside the box especially in the Granite Drive area. A more modern design would be good. Possibly add faux stone.

Commissioner Sloan asked if this product had been built elsewhere that could be visited.

Darrell Hasler responded to Commissioner Sloan stating that there is a similar project in Roseville off of Foothills and Vineyard Rd. He also gave an explanation of each of the elevations and the materials used.

Commissioner Sloan supports Commissioner Whitmore's suggestion and feels there would be value in bringing the project back to the Commission.

Commissioner McKenzie asked staff if they have architectural information on what was approved on the other side of Dominguez. He believes it would be helpful for the commission to look at that.

The applicant, Darrell Hasler, stated that time is a concern to them. They would like to start building by the end of the year.

Chairman Broadway appreciates the landscaping. Feels we are heading toward providing direction to bring the project back to the Planning Commission vs. asking the applicant to increase enhancements by a certain percentage.

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Item #8 (Granite & Dominguez (Design Review for Homes) Design Review, DR2016-0008) was continued to October 4, 2016 by the following vote:

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

## **NON PUBLIC HEARINGS**

### **9. Informational Items and Presentations – Draft Architectural and Citywide Guidelines Workshop**

Laura Webster and Marc Mondell gave a presentation on the status of the draft Architectural and Citywide Guidelines.

The Commission took a 5 minute break at 8:15pm.

Commissioner Broadway commented that he wants to read document before commenting. He thanked staff for all the work done on the document.

Commissioner McKenzie commented that he is more comfortable than he was previously.

Commissioner Sloan stated he is very pleased with the results of this committee and the document.

Commissioner Whitmore stated that it is awesome.

### **10. Reports and Discussion Items from Planning Commissioners**

City Attorney Recruitment

## 11. Reports from City Staff

Marc informed the Commission that the old ZL Rocklin project has new owners and is pushing to move forward quickly.

## 12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 9:21 p.m.

Respectfully submitted,



Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of October 18, 2016*