

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

**October 4, 2016
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 Whitmore.**
- 3. Roll Call**

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

Others Present:

DeeAnne Gillick, Deputy City Attorney
Laura Webster, Director of Long Range Planning
Bret Finning, Planning Services Manager
Nathan Anderson, Associate Planner
Marc Mondell, Director of Economic & Community Development
Dave Palmer, City Engineer
Shauna Nauman, Assistant Planner
Terry Stemple, Planning Commission Secretary

About 14 others

3.5 Election of Officers

Commissioner McKenzie made a motion to appoint Commissioner Sloan as Chairman and Commissioner Martinez as Vice Chairman. Commissioner Whitmore seconded the motion. Commission voted 3/0.

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

CONSENT ITEMS – None

PUBLIC HEARINGS

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

Continued from September 6, 2016

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 no questions for staff.

Applicant, Chris Glenn, JMC Homes, addressed the Commission and stated he didn't have much to add. Nate did a great job presenting the redesigned elevations. He mentioned that a lot of attention was paid to the Spanish style elevations.

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:

Commissioner McKenzie thanked the applicant for working with staff and listening to the Planning Commission's concerns. He supports the new proposal.

Commissioner Whitmore also thanked the applicant. Stated that the new proposal is a vast improvement, especially the Spanish elevation. He supports the new proposal.

Chairman Sloan, mirrored the other commissioner's comments and stated that it is a vast improvement. He supports the new proposal.

On a motion by Commissioner McKenzie and seconded by Commissioner Whitmore Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Granite & Dominguez Subdivision / DR-2016-08) was approved by the following vote:

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

**9. FIVE STAR GENERAL DEVELOPMENT PLAN AMENDMENT (Area 3)
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2016-0003**

This application is a request for approval of a General Development Plan Amendment (zoning text amendment) to change liquor stores from a prohibited to a permitted land use. (Five Star General Development Plan Ordinance 704) The subject site is located on the southwest corner of Fairway Drive and Sunset Boulevard. APN 371-120-001. The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15061 (b) (3) – general rule of no potential for causing significant effect – has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Akmal Zadran and the property owners are Tim and Cyndi Peach.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Type 20 liquor license vs. a type 21 liquor license
2. Is changing the zoning for all 6 parcels the only option
3. Why were liquor stores prohibited previously

Applicant, Akmal Zadarm, addressed the Commission stating he would be happy to answer any questions.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

1. Kathy Palmerton, neighborhood resident, spoke in opposition of the zoning change and offered some background as to why the current regulations were written as they are.
2. John Hooper, neighborhood resident, also spoke in opposition
3. Jeremy Burry, spoke in support of the zoning change.

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Whitmore stated he is concerned about having to zone all 6 parcels which would technically allow the other businesses to do the same. He feels that this area is different than other nearby commercial zones due to the amount of adjacent single family residential development. He also felt the residents, who signed the petition in favor of the change, didn't really understand the proposal as the petition was worded.

Commissioner McKenzie made a suggestion to make the sale of liquor only allowed ancillary to selling other goods or in conjunction with a primary use such as a restaurant. Chairman Sloan stated he has a hard time supporting the project because the surrounding area is mostly residential and that there are plenty of opportunities to purchase liquor very nearby. There would be no added value to the residents.

Commissioner Whitmore thanked Commissioner McKenzie for thinking outside the box; however he is not sure he can support the project.

Chairman Sloan stated he also appreciates Commissioner McKenzie's thoughts. He suggested that they could possibly continue the project to a date after a new Planning Commissioner is appointed so there would be a full commission. He asked Interim City Attorney, DeeAnne Gillick what the applicant's options would be.

DeeAnne stated that whichever way the vote goes, the applicant would be able to go to the council either by recommendation from the Planning Commission or appeal. The applicant could also choose to continue to a future date.

Marc Mondell, Economic & Community Development Director made a suggestion that the project could come back changed to include a conditional use permit.

Chairman Sloan asked the applicant to come to the lecturn and tell them what his choice would be.

Mr. Zadram stated that he would like to wait for a full commission.

On a motion by Commissioner Whitmore and seconded by Commissioner McKenzie, Item #9 (Five Star General Development Plan Amendment/PDG2016-0003) was continued to November 15, 2016 by the following vote:

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

NON PUBLIC HEARINGS

10. Informational Items and Presentations – None

11. Reports and Discussion Items from Planning Commissioners

- Status of Design Guidelines
 - Marc Mondell explained that the Committee would be meeting on October 17th to review any comments and suggested changes.

12. Reports from City Staff - None

13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,



Terry Stemple
Assistant City Clerk

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