



CITY OF ROCKLIN  
MINUTES OF THE  
PLANNING COMMISSION MEETING

June 19, 2018  
Rocklin Council Chambers, 3970 Rocklin Road  
(www. rocklin.ca.us)

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1. Meeting Called to Order at 6:31 pm
2. Pledge of Allegiance was led by Commissioner McKenzie.
3. Roll Call

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

Others Present:

Maggie Stern, Interim Assistant City Attorney  
Bret Finning, Manager of Planning Services  
Nathan Anderson, Senior Planner  
Shauna Nauman, Assistant Planner  
David Mohlenbrok, Deputy Director of Public Services  
Terry Stemple, Planning Commission Secretary

About 7

4. Minutes
  - a. Minutes of May 1, 2018 were approved as submitted.
  - b. Minutes of May 15, 2018 were approved as submitted.
5. **Correspondence** - No correspondence. Bret Finning, Planning Services Manager introduced Maggie Stern, Interim Assistant City Attorney to the Planning Commissioners.
6. **Citizens Addressing the Commission on Non Agenda Items** – Michelle Adams, Rocklin Art Task Force introduced herself and let the Commission know that they are available for assistance with art issues.

**CONSENT ITEMS**

None

**PUBLIC HEARING ITEMS**

**7. ATRIA ROCKLIN STORAGE BUILDING  
DESIGN REVIEW, DR2018-0002**

This application is a request for approval of a Design Review to allow the construction of a 1,361 square foot storage building at the existing Atria Rocklin Senior Living facility. The subject site is located at 3201 Santa Fe Way. APN 017-350-051. The property is zoned Planned Development Business Professional/Commercial (PD-BP/C) and Wetlands (W). The General Plan designation is Business Professional/Commercial (BP/C) and Recreation/Conservation (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303, New Construction or Conversion of Small Structures, and Section 15311, Accessory Structures, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is The Olympic Group, Inc. The property owner is ARHC CAROCCA01 LLC.

Shauna Nauman, Assistant Planner, presented the staff report.

The Commission had no questions for staff.

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 Whitmore and seconded by Commissioner McKenzie, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption (Atria Rocklin Storage Building/DR2018-0002) was approved by the following vote:

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

On a motion by Commissioner Whitmore and seconded by Commissioner McKenzie, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review (Atria Rocklin Storage Building/DR2018-0002) was approved by the following vote:

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

**8. WEST MARINE DIGITAL FREEWAY SIGN  
DESIGN REVIEW, DR2018-0003**

This application is a request for approval of a Design Review to construct an approximately 65-foot-tall, 672 square foot digital freeway sign adjacent to Highway 80. The subject site is located on the southern corner of the commercial center located at 4445 Granite Drive, directly adjacent to Highway 80. APN 045-080-036. The property is zoned Planned Development 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 identified that the project may rely on the previously approved Mitigated Negative Declaration for the Digital Freeway Sign Program project adopted by City Council in 2012 (CC Reso 2012-35).The applicant is Orion 50 Outdoor, LLC (Beau Palley). The property owner is Acorn Property Management and Development Company, LLC (Audrey Gannon).

Nathan Anderson, Senior Planner, presented the staff report. He explained to the Commission that the Operating Agreements that were included in the agenda packet for both the West Marine Freeway sign and the Digital Billboard Sign Relocation were being deferred as they are City Council business and not under the purview of the Planning Commission.

The Commission had questions for staff regarding:

- Existing sign in SPMUD easement
- Demolition of underground part of existing sign

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 Vass and seconded by McKenzie, Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of A Design Review (West Marine Digital Freeway Sign / DR2018-0003) was approved by the following vote:

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

**9. DIGITAL BILLBOARD SIGN RELOCATION  
DESIGN REVIEW, DR2017-0015**

This application is a request for approval of a Design Review to relocate an existing digital billboard sign from APN 365-020-032 south, approximately 80 feet, on to APN 365-310-033. There would be no modification to the design, height, or total area of the sign. The subject site is located on the northwest corner of the commercial center located at 6500 Lonetree Boulevard, directly adjacent to Highway 65. APN 365-310-033. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Retail Commercial (RC)

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has identified that the project may rely on the previously approved Mitigated Negative Declaration for the Digital Freeway Sign Program project adopted by City Council in 2012 (CC Reso 2012-35). The applicant is Clear Channel Outdoor (Rob LaGrone). The property owner is Rocklin 65 LLC (John S. Foggy).

Nathan Anderson, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Loss of parking space
- Reason for relocation

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:**

Commissioner McKenzie stated that he was on the Commission when the original sign came to the Planning Commission and voted against it because he could not find CEQA findings and because it was in the open space. He does support the sign in the new location.

Commissioner Vass also stated that she supports the relocation of the sign.

On a motion by Commissioner McKenzie and seconded by Vass, Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of A Design Review (Digital Billboard Sign Relocation / DR2017-0015) was approved by the following vote:

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

**10. RMC GRAZING ANIMALS UTILIZED FOR WEED ABATEMENT ZONING ORDINANCE AMENDMENT, ZOA2018-0003**

The proposed project would amend certain sections of Title 17 - Zoning of the Rocklin Municipal Code related to the keeping of large animals in single family residential zones to clarify exemptions pursuant to the City’s Weed Abatement and Open Space Management Grazing Program.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Amendment to the Rocklin Municipal Code was initiated by the City of Rocklin and would be effective City-wide.

Bret Finning, Planning Services Manager, presented the staff report.

The Commission had no questions for staff.

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

**Commission Deliberation/Discussion:**

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Of The City Council Of The City Of Rocklin To Amend A Section Of Title 17 Of The Rocklin Municipal Code Regarding The City’s Weed Abatement And Open Space Management Grazing Program And The Keeping Of Large Animals (ZOA2018-0003) was approved by the following vote:

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

**NON PUBLIC HEARINGS**

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

12. **Reports and Discussion Items from Planning Commissioners –**

The Planning Commissioners and Staff all thanked Commissioner Martinez for his time with the Planning Commissioner and wished him well.

13. **Reports from City Staff**

Bret Finning reported that the Planning Commission meeting of July 3<sup>rd</sup> would be cancelled. He also announced that the meeting of July 17<sup>th</sup> would include the seating of the new Planning Commissioners.

**14. Adjournment**

There being no further business, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

Terry Stemple  
Planning Commission Secretary

*Approved at the regularly scheduled  
Meeting of*