



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

**May 1, 2018
Rocklin Council Chambers, 3970 Rocklin Road
(www. rocklin.ca.us)**

- 1. Meeting Called to Order at 6:32 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:

DeeAnne Gillick, Assistant City Attorney
Laura Webster, Director of the Office of Long Range Planning
Bret Finning, Manager of Planning Services
Dara Dungworth, Senior Planner
David Mohlenbrok,
Terry Stemple, Planning Commission Secretary

About 10

- 4. Minutes –**
 - a. Minutes of March 20, 2018 were approved as submitted.
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**

CONSENT ITEMS

None

PUBLIC HEARING ITEMS

- 7. CONTINUED FROM APRIL 17, 2018
AAA BUILDING AT SECRET RAVINE
DESIGN REVIEW, DR2018-0001
USE PERMIT, U2018-0001**

CONTINUED TO MAY 15, 2018

This application is a request for approval of a Design Review and a Use Permit to allow the construction and operation of a 6,800 square foot AAA auto repair facility on a vacant pad within the existing Center at Secret Ravine. The use would be light general maintenance service for vehicles. This would include oil changes, battery

replacement, tire replacement/rotation, etc. The use would not include any heavy repair, such as engine replacement or auto body work. The subject site is a vacant pad within the Center at Secret Ravine, located at 5530 Schriber Way. APN 045-053-081. 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 Center at Secret Ravine project adopted by City Council in 2011 (Reso 2011-144).

The applicant is RSC Engineering, Inc. The property owner is Donahue Schriber Realty Group, LP.

**8. CONTINUED FROM APRIL 17, 2018
ROSEVILLE MOTORSPORTS (SUNSET PLAZA)
CONDITIONAL USE PERMIT, U2018-0003**

This application is a request for approval of a Conditional Use Permit to allow automotive service and repair in connection with a new motorcycle and recreational vehicle retail store in an existing tenant space in the Sunset Plaza Shopping Center. The subject site is located on the southeast corner of Pacific Street and Sunset Boulevard. APN 046-010-026. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

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

The applicant is Robert Keil. The property owner is 6015 Pacific St., LLC.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Outdoor storage during off hours

The Applicant Bob Keil addressed the Commission stating they had nothing to add but were available for questions.

The Commission had no questions for the applicant.

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

The Commission had no additional questions for Staff and the Applicant.

On a motion by Commissioner Vass and seconded by Commissioner Whitmore Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Roseville Motorsports / U2018-0003) was approved by the following vote:

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

On a motion by Commissioner Vass and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (Roseville Motorsports / U2018-0003) was approved by the following vote:

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

9. VILLAGES AT CIVIC CENTER DESIGN REVIEW, DR2017-0013

This request is for Design Review approval of a single family residential project that includes 11 detached single family homes and 54 attached single family homes along with landscaping and some related site improvements. Most site improvements were reviewed and approved with the previously approved Tentative Subdivision Map, SD-2004-08, and Oak Tree Preservation Plan Permit, TRE-2004-04. (The approved map allows the subdivision of an existing approximately 12.5 acre site into 54 lots for attached single-family homes, 11 lots for detached single-family homes, and 5 lots for open space and common parking, landscaping, and park areas.) The subject site is generally located north of Evelyn Avenue, east of Ruhkala Road, and west of Lost Avenue. APNs 010-191-029, 032, 050, and 010-260-038 and 039. The property is zoned Planned Development (Residential Development) 4 units to the acre (RD-4) and Planned Development (Residential Development) 8 units to the acre (RD-8). The General Plan designation is Medium Density Residential (MDR).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2005-306. The requested revisions to the previously approved tentative subdivision map does not result in any environmental impacts beyond those that were previously identified and therefore, the Design Review can rely on the approved Mitigated Negative Declaration.

The applicant and owner is Greg Judkins with Riverland Homes, Inc.

Dara Dungworth, Senior Planner presented the staff report.

The Commission had questions for staff regarding:

- Gas/electric meters location on interior of 4 pack homes
- Additional enhanced articulations on back row of townhomes (Bret Finning, Planning Services Manager, reminded the Commission that the Architectural Review Committee approved the design as submitted.)
- Western access – public or private
- Different color schemes and elevations
- One car garages in 4 pack homes / additional visitor parking

- Detached single family residences not being part of HOA

The Applicant Tanner Judkins addressed the Commission regarding:

- Gas meter locations being a PG&E decision
- Rear elevation articulation enhancements
- Alternating color schemes for the attached single family

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

- Dan Meeker, Rocklin, spoke in support of the project, however, did express some concern with traffic flow and street parking on Lost Avenue
- JoAnne Ruhkala Lawson, Rocklin, spoke in support of the project

There being no further comments the hearing was closed.

The Commission had additional questions for Staff and the Applicant regarding:

- Circulation
- Public street parking
- Condition requiring garages for vehicle parking
- CC&R's for detached single family homes on Lost Avenue and Evelyn Avenue
- 3 car garages traditional size
- Pre plot plans for color schemes

The applicant stated that he is okay with adding a condition regarding the alternating color schemes.

Commissioner Whitmore stated he was concerned with the flatness of the backs of the attached single family units and would like to see some additional articulation added to those rear elevations and more color scheme options added for use with the detached single family homes.

The applicant stated that the existing community asked for conformity in the project.

Commission Deliberation/Discussion:

Commissioner McKenzie thanked the applicant for the work done through the Architectural Review Committee stated he supports the project as submitted and conditioned by staff.

Commissioner Vass stated she agrees with Commissioner Whitmore on the flatness of the backs of the attached single family units.

Commissioner Whitmore added that he is not suggesting the project come back but that it can done at the administrative level. He stated he appreciates the fact the neighbors support the project. He can support the project with these minor adjustments.

Chairman Martinez wants a condition added to make sure the same color/material palette is not next to each other for the detached single family homes and there are not mirror image color schemes across streets for the attached single family 4- and 5-pack buildings.

On a motion by Commissioner Whitmore and seconded by Commissioner Vass, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Villages at Civic Center / DR2017-0013) was approved by the following vote as amended regarding the additional articulation of the rear elevations of the attached single family units, creating “preplotting” plans for both the multifamily and single family units, and adding at least two more additional tones to the single family unit color palettes:

Amend Condition to Read:

10. Townhome and House Design

- a. *Townhome and detached house architecture, colors, materials, and lighting shall be generally as shown in Exhibit A, consistent with the Quarry District Architectural Guidelines and subject to the following, to the satisfaction of the Economic and Community Development Director: (PLANNING, BUILDING)*
 - i. *Prior to issuance of building permits, the rear facades of the multifamily townhouse buildings shall be revised to incorporate additional minor dimensional elements (e.g. protruding gables) to create more articulation and depth.*
 - ii. *The color schemes for the detached homes along Lost Avenue and Evelyn Avenue shall be revised to incorporate a minimum of two additional color scheme options, based on the townhome color palette, for added diversity.*
 - iii. *Prior to issuance of the first building permit for the attached townhomes, the applicant shall submit a “pre-plot” plan exhibit that illustrates the color scheme combinations to be used on each building to ensure that no two adjacent buildings have mirror image color schemes.*
 - iv. *Prior to issuance of the first building permit for a detached single family house, the applicant shall submit a “pre-plot” plan exhibit that illustrates the elevation and color scheme combinations to be utilized on each detached single family parcel to ensure that no two adjacent houses have identical finishes and colors.*

AYES: Whitmore, Vass, Martinez
NOES: McKenzie

ABSENT: Sloan
ABSTAIN: None

NON PUBLIC HEARINGS

9. Informational Items and Presentations

- City Manager Resignation
- Commissioner Sloan's condition
- Planning Commissioner applications due Friday, May 4th, 2018
- May 15th, 2018 meeting

10. Reports and Discussion Items from Planning Commissioners

- Commissioner Vass offered to attend the ARC meetings in Commissioner Sloan's absence.
- Commissioner Whitmore will not be at the May 15, 2018 PC meeting.

11. Reports from City Staff

- DeeAnne Gillick, Deputy City Attorney will be leaving the City at the end of May, 2018.

12. Adjournment

There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*