



CITY OF ROCKLIN
MINUTES OF THE
PLANNING COMMISSION MEETING

May 15, 2018
Rocklin Council Chambers, 3970 Rocklin Road
(www. rocklin.ca.us)

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

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

Others Present:

DeeAnne Gillick, Assistant City Attorney
Bret Finning, Manager of Planning Services
Nathan Anderson, Senior Planner
Dara Dungworth, Senior Planner
Shauna Nauman, Assistant Planner
Dave Palmer, City Engineer
Terry Stemple, Planning Commission Secretary

About 25

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

CONSENT ITEMS

None

PUBLIC HEARING ITEMS

7. **CONTINUED FROM MAY 1, 2018**
AAA BUILDING AT SECRET RAVINE
DESIGN REVIEW, DR2018-0001
USE PERMIT, U2018-0001

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.

Nathan Anderson, Senior Planner, presented the staff report.

The Commission had no questions for staff.

The Applicant Tiffany Wilson, RSC Engineering, addressed the Commission and stated they agree with all conditions.

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.

Commission Deliberation/Discussion:

Commissioner Vass supports the project.

Commissioner McKenzie supports the project.

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (AAA Building At Secret Ravine / DR2018-0001) was approved by the following vote:

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

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Approving a Use Permit (AAA Building At Secret Ravine / U2018-0001) was approved by the following vote:

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

**8. KNIGHTS WAY TENTATIVE PARCEL MAP
DIVISION OF LAND, DL2018-0001**

This application is a request for approval of a Tentative Parcel Map to allow the division of a 0.33± acre parcel into two parcels. Parcel 1 is proposed at 0.20± acres and Parcel 2 at 0.13± acres. The property is currently developed with a single family residence and accessory structure. The subject site is located at 4925 Knights Way, approximately 110 feet northeast of the intersection of Knights Way and Sceptre Drive, south of Park Drive. APN 367-100-027. The property is zoned Planned Development Residential, 6 Dwelling Units/Acre (PD-6). The General Plan designation is Medium Density Residential (MDR).

A preliminary review of this project, pursuant to the California Environmental Quality Act (CEQA) Section 15315 Minor Land Division, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Timothy G. Blair, P.L.S. with Surveyors Group, Inc. The property owner is Ron and Leilani Spell.

Shauna Nauman, Assistant Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Historic conditions or easements prohibiting split of parcel.

The Applicant Anthony Cocchi addressed the Commission stating they had nothing else to add to the staff report.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

1. Elvis Lloyd, Rocklin – spoke in opposition
2. David Jones, Rocklin – spoke in opposition
3. Name not given – spoke in opposition
4. Ken Forsythe, Rocklin – spoke in opposition
5. Name not given – spoke in opposition
6. Name not given – spoke in opposition
7. Andy Loberg, Rocklin – submitted letter in opposition which was presented as a blue memo.

There being no further comments, the hearing was closed.

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

1. CC&R's being city enforceable or not
2. Residential oak tree mitigation for diseased/dead trees
3. Size requirements for new homes
4. Noticing requirements
5. Lot size calculations
6. Construction traffic regulations

Commission Deliberation/Discussion:

Commissioner McKenzie stated that it would be very difficult to make findings for denial. He supports the project.

Commissioner Martinez stated he understands the concerns of the neighbors, but he also cannot make findings to deny the project.

Commissioner Vass echoed the other Commissioners comments and supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption (Knights Way Tentative Parcel Map / DL2018-0001) was approved by the following vote:

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

On a motion by Commissioner McKenzie and seconded by Vass, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map (Knights Way Tentative Parcel Map / DL2018-0001) was approved by the following vote:

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

**9. RMC COMMERCIAL MARIJUANA USE
ZONING ORDINANCE AMENDMENT, ZOA2018-0002**

The proposed project would amend certain sections of Title 17 - Zoning of the Rocklin Municipal Code related to the regulation of Marijuana.

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.

The applicant is the City of Rocklin.

Dara Dungworth, Senior Planner, 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:

Commissioner Vass stated she supports the ordinance amendment and would like to make a motion.

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, 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 Repeal And Re-Enact Chapter 17.81, Delete Certain Sections Of Title 17 Of The Rocklin Municipal Code, And Repeal Ordinance 1080 Regarding Regulation Of Marijuana (ZOA2018-0002) was approved by the following vote:

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

- Bret Finning, Planning Services Manager, reported that the June 5th Planning Commission meeting would be cancelled, but there would be a meeting on June 19th.
- Mr. Finning also stated that tonight would be Assistant City Attorney DeeAnne Gillick's last meeting with the City.

12. **Adjournment**

There being no further business, the meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*