



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: May 1, 2018
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

MEETING PROCEDURES AND STANDARDS OF DECORUM

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

ELECTRONIC PRESENTATIONS

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. March 20, 2018 Minutes
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **[CONTINUED FROM APRIL 17, 2018](#)**
[AAA BUILDING AT SECRET RAVINE](#) **[CONTINUED TO MAY 15, 2018](#)**
[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.](#)

- a. [Resolution of the Planning Commission of the City of Rocklin Approving a Design Review \(AAA Building At Secret Ravine / DR2018-0001\)](#)
- b. [Resolution of the Planning Commission of the City of Rocklin Approving a Use Permit \(AAA Building At Secret Ravine / U2018-0001\)](#)

**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.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Roseville Motorsports / U2018-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (Roseville Motorsports / U2018-0003)

**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.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Villages at Civic Center / DR2017-0013)

NON PUBLIC HEARINGS

- 10. Presentations and Informational Items**
- 11. Reports and Discussion Items from Planning Commissioners**
- 12. Reports from City Staff**
- 13. Adjournment**