AGENDA

CITY OF ROCKLIN PLANNING COMMISSION
DATE: March 20, 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. February 20, 2018 Minutes
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

PUBLIC HEARINGS

7. **ROCKLIN 60 GENERAL DEVELOPMENT PLAN, SECOND AMENDMENT**
   GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2018-0001

   This City-initiated application is a request for approval of a General Development Plan (PDG) Amendment to revise the Rocklin 60 Subdivision PDG (originally approved as Ordinance No. 968; amended as Ordinance No. 1047) to reinsert language into the plan that was inadvertently deleted as a part of adoption of Ordinance No. 1047. The subject site is the approximately 57-acre Rocklin 60 subdivision, now called the Preserve at Secret Ravine, generally located north of Schriber Way and Lakepointe Drive and east of the Rocklin Crossings shopping center. The property is zoned Planned Development 4 dwelling units per acre (PD-4) and Planned Development 2 dwelling units per acre (PD-2). The General Plan designation is Medium Density Residential (MDR) and Low Density Residential (LDR).

   A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15305 Minor Alterations in Land Use Limitations has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is the City of Rocklin. The property owner is Taylor Morrison of California.

a. Resolution of The Planning Commission of The City of Rocklin Recommending Approval of a Notice of Exemption Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001

b. Resolution of The Planning Commission of The City of Rocklin Recommending Approval of an Ordinance Repealing Ordinance No 1047 and Reenacting The Rocklin 60 General Development Plan With the Inclusion of Language That Was Inadvertently Deleted as Part of a Prior Amendment Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001)

8. **PACIFIC TECH PARK LAND USE MODIFICATION**
GENERAL PLAN AMENDMENT, GPA2017-0006
REZONE, Z2017-0008
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0006

This application is a request for approval of a General Plan Amendment, Rezone, and General Development Plan Amendment to change the existing land use of Retail Commercial (RC) to Light Industrial (LI), the zoning from Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) and amend the Pacific Tech Park General Development Plan (Ordinance 923) to reflect the requested land use changes. The subject site is generally located 900 feet southerly of the intersection of Sunset Boulevard and Pacific Street. APN 046-010-058.
The property is zoned Planned Development Business Professional (PD-BP). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified that the project may rely on the previously approved Mitigated Negative Declaration for the Pacific Tech Park project adopted by City Council on August 14, 2007 (Reso 2007-227).

The applicant is Karenda McDonald with Borges Architectural Group. The property owner is BEM, Inc.

a. Resolution of The Planning Commission of The City of Rocklin Recommending Approval of a General Plan Amendment to Change The Land Use Designation of a 2.0 Acre Portion of an Approximately 7.56 Acre Site From Retail Commercial (RC) to Light Industrial (LI) (Pacific Tech Park / GPA2017-0006)

b. Resolution of The Planning Commission of The City of Rocklin Recommending City Council Approval of an Ordinance Approving The First Amendment to The Pacific Tech Park General Development Plan, Replacing And Superseding Ordinance 923, And to Rezone Three Parcels From Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) (Pacific Tech Park / PDG2017-0006, Z2017-0008)

NON PUBLIC HEARINGS

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