



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: June 19, 2018**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**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](http://www.rocklin.ca.us).

#### AGENDA

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. [May 1, 2018 Minutes](#)
  - b. [May 15, 2018 Minutes](#)
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

#### CONSENT ITEMS

None

#### PUBLIC HEARINGS

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.

- a. [Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption \(Atria Rocklin Storage Building/DR2018-0002\)](#)
- b. [Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review \(Atria Rocklin Storage Building/DR2018-0002\)](#)

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).

- a. [Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of An Operating Agreement For A Digital Freeway Sign, City Of Rocklin And Orion 50 Outdoor, LLC Interstate 80 At West Marine. \(West Marine Digital Freeway Sign / DR2018-0003\)](#)
- b. [Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of A Design Review \(West Marine Digital Freeway Sign / DR2018-0003\)](#)

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).

- a. [Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of An Operating Agreement For A Digital Freeway Sign, City Of Rocklin And Clear Channel Outdoor At Rocklin 65 Commerce Center Site. \(Digital Billboard Sign Relocation / DR2017-0015\)](#)
- b. [Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of A Design Review \(Digital Billboard Sign Relocation / DR2017-0015\)](#)

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.

- a. [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 \(ZOA2018-0003\)](#)

**NON PUBLIC HEARINGS**

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