



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: May 15, 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**
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

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.

- 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. **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.

- a. [Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption \(Knights Way Tentative Parcel Map / DL2018-0001\)](#)
- b. [Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map \(Knights Way Tentative Parcel Map / DL2018-0001\)](#)

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.

- 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 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 \(ZOA2018-0002\)](#)

NON PUBLIC HEARINGS

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