



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: July 17, 2018**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://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](http://www.rocklin.ca.us).

#### AGENDA

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. [Minutes of June 19, 2018](#)
5. [Seating of New Planning Commissioners](#)
6. [Election of Officers](#)
7. [Welcome from City Manager, Steve Rudolph](#)
8. **Correspondence**
9. **Citizens Addressing the Commission on Non Agenda Items**

#### CONSENT ITEMS

None

#### PUBLIC HEARINGS

10. [BASS PRO SHOPS OUTDOOR STORAGE](#)  
**DESIGN REVIEW, DR2018-0007**  
**CONDITIONAL USE PERMIT, U2018-0002**

This application is a request for approval of a Design Review and Conditional Use Permit to allow the installation and operation of outdoor boat and trailer display and storage at the existing Bass Pro Shops store. The subject site is located within the Rocklin Crossings shopping center parking lot at 5472 Crossings Drive. APN 045-043-078. 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) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Shane Fraser with Bass Pro Shops Outdoor World LLC. The property owner is Donahue Schriber Realty Group.

- a. [Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption \(Bass Pro Shops Outdoor Storage & Display / U2018-0002 and DR2018-0007\)](#)
- b. [Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit to Allow Outdoor Storage and Display in a PD-C Zone \(Bass Pro Shops Outdoor Storage & Display / U2018-0002\)](#)
- c. [Resolution of the Planning Commission of the City of Rocklin Approving a Design Review \(Bass Pro Shops Outdoor Storage & Display / DR2018-0007\)](#)

**11. Rocklin Gateway - Pavilion Feature Substantial Compliance Design Review, DR2016-0010 (Modification)**

This application is a modification to the previously-approved Design Review for the Rocklin Gateway Project, approved in June 2017. Per Condition of Approval 17.C of Resolution No. 2017-103, the corner “pavilion” feature (located near Midas Avenue and Pacific Street) was required to be returned to the Planning Commission for approval of a modified final design.

**NON PUBLIC HEARINGS**

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