



**EXCERPT
CITY OF ROCKLIN
DRAFT MINUTES OF THE
PLANNING COMMISSION MEETING**

**November 6, 2018
Rocklin Council Chambers, 3970 Rocklin Road
(www. rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 pm**
- 2. Pledge of Allegiance was led by Commissioner Vass.**
- 3. Roll Call**

Chairman Whitmore
Commissioner McKenzie
Vice Chair Vass
Commissioner Barron
Commissioner Alatorre

Others Present:

Maggie Stern, Interim Assistant City Attorney
Nathan Anderson, Senior Planner
Dara Dungworth, Senior Planner
Laura Webster, Director, Office of Long Range Planning
David Mohlenbrok, Community Development Director
Lynn Toth, Land Development Engineer
Terry Stemple, Planning Commission Secretary

About 6

- 4. Minutes**
 - a. September 18, 2018 Planning Commission Minutes were approved as submitted.
 - b. October 16, 2018 Planning Commission Minutes were approved as submitted.
- 5. Correspondence – None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**

CONSENT ITEMS

None

PUBLIC HEARING ITEMS

8. TRACTOR SUPPLY COMPANY DESIGN REVIEW/OAK TREE PRESERVATION PLAN PERMIT, DR2018-0006/TRE2018-0002 CONDITIONAL USE PERMIT, U2018-0005 TENTATIVE PARCEL MAP, DL2018-0002

This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit and Conditional Use Permit to allow the construction of a new farm and home supply retail store with enclosed outdoor storage, including parking, landscaping and associated hardscape and the removal of approximately 70 oak trees. The Tentative Parcel Map requests to subdivide the approximately 3.90 acre parcel into two parcels of 2.58 acres and 1.32 acres.

The subject site is located approximately 800 feet west of the intersection of Granite Drive and Sierra College Boulevard. APN 045-041-020.

The property is zoned Planned Development Commercial (PD- C). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on October 13, 2018 and ended at 5:00p.m. November 1, 2018.

The applicant is Brad Yust with Rocklin Retail Group, LLC. The property owner is Trimm's Pavilions, LLC.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Location of oak trees to be preserved
- Efforts taken to preserve trees
- City's standards for oak tree preservation
- Reasons for not removing dead trees
- Mitigating for trees that are removed

The Applicant, Brad Yust, Rocklin Retail Group, LLC, addressed the Commission. He spoke about the following items:

- Historical information regarding trees on the property
- Agreement with all conditions in staff report except the following 2 items:
 - Page 140 of the packet – Screen wall near portable loading dock is not needed. Loading dock will not be visible from anywhere including Target's drive aisle. Screening will interfere with the delivery trucks.
 - Page 165 of the packet - Reciprocal easements and parking.

The Commission had questions for the applicant regarding:

- Efforts taken to save oak trees on the site
- Efforts to preserve trees 262, 225 & 220
- Reasons for not wanting the screen wall

- Length of screen
- Any similar facilities in Rocklin
- Line between Parcel A & B
- Thought process of the position of the building versus the position of the outdoor sales area
- Future of Parcel B
- Preservation of trees on Parcel B

The hearing was opened to the public for comment. There being none, the hearing was closed.

David Mohlenbrok, Community Development Director, commented on the following:

- Preserving oak trees on commercial property is very difficult proposition
- Staff can support doing something different for the screen wall
- Reciprocal parking and egress is mostly for the egress and access

Commission Deliberation/Discussion:

Commissioner McKenzie stated that he agrees with staff on the oak trees, screen wall and changing the easements to access and egress. He supports the project.

Commissioner Barron concurred with Commissioner McKenzie regarding the oak trees and the screen wall. His concerns were with the parking but is satisfied with the mitigation. He likes and supports the project.

Commissioner Vass concurred with the other Commissioners and supports the project.

Commissioner Alatorre concurred with the other Commissioners comments. He is supportive of the alternative parking layout. He still has concerns about the removal of the oak trees. He doesn't feel that every effort has been made to save more trees.

Commissioner Whitmore stated that he also has concerns regarding the removal of oak trees and is not prepared to support the project tonight. He would like the project to use both parcels A & B with the building on the corner.

The applicant stated that he would be willing to try and save more of the trees along Granite Drive. He stated he would work with the staff, the arborist and landscape architect.

David Mohlenbrok explained to the Commission that there are site distance issues with the property which creates a condition that nothing taller than 30 inches can be planted in the line of sight triangle.

Chairman Whitmore told the applicant that he could bring the project back to the Planning Commission on December 4th or the Commission could take a vote now.

Interim Deputy City Attorney, Maggie Stern asked for a short recess at 7:57pm. The meeting reconvened at 8:01pm.

Brad Yust stated they would work with staff and the Planning Commission to same as many trees as possible. He reiterated the safety concerns of Granite Drive in this area. He stated he would rather have the Commission take a vote at this time.

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (TRACTOR SUPPLY CO. / DR2018-0006/TRE2018-0003, U2018-0005, DL2018-0002) was approved by the following vote:

AYES: Vass, McKenzie, Barron
NOES: Alatorre, Whitmore
ABSENT: None
ABSTAIN: None

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW AND AN OAK TREE PRESERVATION PLAN PERMIT (TRACTOR SUPPLY CO. / DR2018-0006/TRE2018-0003) was approved by the following vote with the following amendments:

Remove Condition 4.d.iii

~~*A screen wall, the height of the portable truck dock/ramp, shall be constructed starting approximately 1 foot back from the platform of the ramp to the end of the ramp. The screen wall shall be constructed on a six to eight inch tall protective curb and of materials to match the trash enclosure, including the decorative cap. Skateboard deterrents shall be installed. (ENGINEERING, PLANNING)*~~

Amend condition 4.d.iv

*Bollards and striping shall be installed between the truck dock and the southeast corner of the building to prevent vehicles from entering the loading zone at the end of the ramp. **The bollard locations shall not interfere with the loading zone.** Bollards and striping shall be to the satisfaction of the City Engineer and Fire Chief. (ENGINEERING, FIRE, PLANNING)*

Add Condition 17. Soils Investigation

Prior to grading, the applicant shall coordinate with Placer County Health and Human Services to develop an acceptable work plan for a Phase II Environmental Site Assessment to ensure no lead or arsenic is present. The Phase II Environmental Site Assessment field activities shall be implemented and should those efforts and the final report identify any specific recommendations, the applicant shall implement or incorporate those recommendations into the project improvement plans and/or building permits if arsenic or lead is present and exceeds Department of Toxic Substances Control thresholds for commercial development, to the satisfaction of the Community Development Director. (PLACER COUNTY HEALTH, PLANNING)

AYES: Vass, McKenzie
NOES: Alatorre, Barron, Whitmore
ABSENT: None

ABSTAIN: None

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE, DISPLAY, AND AN ALTERNATIVE PARKING STANDARD (TRACTOR SUPPLY CO. / U2018-0005) was approved by the following vote with the following amendments:

Amend Condition 6.d.

Use of a public address system that can be heard ~~outside of the building~~ beyond the property lines of the project is prohibited. (PLANNING)

AYES: Vass, McKenzie, Barron
NOES: Alatorre, Whitmore
ABSENT: None
ABSTAIN: None

On a motion by Commissioner Vass and seconded by Commissioner McKenzie, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (TRACTOR SUPPLY CO. / DL2018-0002) was approved by the following vote with the following amendments:

Amend Condition 1.a. and 1.b.

- a. *A reciprocal access and parking egress easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision prior to or concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)*
- b. *A reciprocal access and parking egress easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision in favor of the adjacent properties to the east (APNs 045-052-019 and 045-052-018), to facilitate future reciprocal access across and between the four parcels at such time as the eastern properties are developed, prior to or concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)*

AYES: Vass, McKenzie, Barron
NOES: Alatorre, Whitmore
ABSENT: None
ABSTAIN: None

NON PUBLIC HEARINGS

9. Informational Items and Presentations – None

10. Reports and Discussion Items from Planning Commissioners

- a. Commissioner Vass took a moment to thank Interim Deputy City Attorney, Maggie Stern, for her assistance the last several months.

- b. Commissioner McKenzie mentioned that the RHNA Committee had been meeting and making good progress.

11. Reports from City Staff - None

12. Adjournment

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*

DRAFT