



EXCERPT OF

CITY OF ROCKLIN MINUTES OF THE PLANNING COMMISSION MEETING

August 16, 2022

Rocklin Council Chambers, 3970 Rocklin Road
(www.rocklin.ca.us)

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1. Meeting Called to Order at 6:30 p.m.
 2. Pledge of Allegiance was led by Laura Webster.
 3. Roll Call:

Chairman McKenzie
Vice Chair Cortez
Commissioner Barron
Commissioner Armstrong
Commissioner Hess

Others Present:

David Mohlenbrok, Community Development Director
Dara Dungworth, Senior Planner
Laura Webster, Director of Long-Range Planning and Housing
Lynn Toth, Associate Civil Engineer
Armeen Komeili, Assistant City Attorney
Martin Christensen, Planning Technician
Terry Stemple, Planning Commission Secretary

About 7 others

PUBLIC HEARING ITEMS

6. **ESTIA AT ROCKLIN**
GENERAL PLAN AMENDMENT, GPA2021-0001
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0002
REZONE, Z2021-0002
DESIGN REVIEW, DR2021-0012
TENTATIVE PARCEL MAP, DL2021-0004

Request for approval of General Plan Amendments for Land Use and Level of Service Policy Exception(s), a Rezone, and a General Development Plan Amendment to convert a 20-acre portion of an existing 30-acre parcel from Professional Office (BP) and Planned Development Commercial (PD-C) / Planned Development Light Industrial (PD-LI) to Medium High Density Residential (MHDR) (up to 15.4 dwelling units per acre) and Planned Development 10 units per acre maximum (PD-10) and to re-allocate vehicle trip end caps among multiple parcels, as well a Design Review to approve the site design, parking, landscaping, and architecture of

single-story, single and duplex unit for-rent homes, and a Tentative Parcel Map to create two lots consistent with the zone boundary change.

The project site is located on the northerly 20-acre portion of a 30-acre site at the northwest corner of University Avenue and Sunset Boulevard 017-276-007. The property is currently zoned Planned Development Commercial (PD-C) and Planned Development Light Industrial (PD-LI), and the General Plan designation is Professional Office (BP).

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 ended at 5:00 p.m. June 6, 2022.

The applicant is Jeff Pemstein with Towne Development of Sacramento, Inc. The property owner is Joseph Mohamed, Trustee of the Joseph Mohamed, Sr. & Shirley M. Mohamed Charitable Remainder Unitrust II.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for Staff regarding:

1. Level of service exceptions
2. Architectural Review Committee review
3. Fees and re-evaluating the Nexus study
4. Nexus requirements and findings being made to tie residential to commercial project

Applicant, Marcus LoDuca, on behalf of Towne Development, addressed the Commission giving a history of the property over the last 20 years.

The Commission had no questions for the applicant.

Public Comment:

1. Dan Mitschele, Rocklin, spoke in opposition to the project.
2. Don Graham, William Jessup University, clarified the school's request for enhanced pavement treatment was to maintain conformity with the development.

There being no further public comment, the hearing was closed.

The Commission had additional questions for staff and the applicant regarding:

1. Trip generation and resulting fees
2. Traffic impact fees: Commercial vs. residential
3. Designation of affordable units within project
4. Inconsistencies with fees
5. North West Rocklin Nexus Study triggered by land use change
6. Escrow account for deposit on commercial project
7. Landscaping condition regarding using concrete instead of artificial turf in the backyards

Commission Deliberations and Comments:

Commissioner Barron stated that the architecture is great and that the affordability portion is good. He is not comfortable giving up commercial at this location for housing. This is a gateway location into Rocklin and should remain commercial and does not support the project.

Commissioner Cortez also stated that he liked the architecture and that the affordable housing is a plus. Wrestled with the issue of losing the commercial versus knowing the region needs housing. He stated that he can support the project.

Commissioner Armstrong feels that the recommendations from staff are not clear. She questioned why after all these years should they rezone this property to residential. Currently not leaning towards approving the project.

Commissioner Hess concurred with Commissioner Armstrong regarding the recommendations not being clear. Does not agree that the area is a gateway into Rocklin. She stated she thinks the architecture is dated and does not like it.

Commissioner McKenzie stated that the City has seen a lot of commercial and industrial rezones which the Commission questioned. It is a unique type of residential product and might serve a niche that is underserved somewhere in the City. His principle concern are the recommendations regarding fees relative to Nexus requirements and does feel a condition can be crafted to move the project forward. He stated he can support the project with the fee condition added.

The Commission engaged in a brief discussion regarding the condition requiring artificial turf.

Commissioner Armstrong asked for confirmation that there will be 19 affordable units as well as there being a condition for the art requirement.

- a. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Mitigated Negative Declaration Of Environmental Impacts (ESTIA AT ROCKLIN - GPA2021-0001, Z2021-0001, PDG2021-0002, DR2021-0012, DL2021-0004 AND UNIVERSITY COMMERCIAL - DR2022-0002, U2022-0001 AND DL2022-0001)

Motion to approve Item 6a by Commissioner Cortez, seconded by Commissioner Barron. The item was approved by the following vote:

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|-------------------------|-----|
| Commissioner Armstrong: | Yes |
| Commissioner Barron: | Yes |
| Commissioner Cortez: | Yes |
| Commissioner Hess: | Yes |
| Commissioner McKenzie: | Yes |

- b. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Amendment To The General Plan Of The City Of Rocklin To Change The Land Use Designation Of Approximately 20.0 Acres From Business Professional To Medium High Density Residential And Adopt Level Of Service Exceptions For Four Intersections (ESTIA AT ROCKLIN / GPA2021-0001)

Motion to approve Item 6b by Commissioner Cortez, seconded by Commissioner McKenzie. The item was approved by the following roll-call vote:

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| Commissioner Armstrong: | Yes |
| Commissioner Barron: | No |
| Commissioner Cortez: | Yes |
| Commissioner Hess: | No |
| Commissioner McKenzie: | Yes |

- c. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Amending The Northwest Rocklin General Development Plan And Rezoning An Approximately 20 Acre Area From Planned Development Commercial (PD-C) And Planned Development Light Industrial (PD-LI) To Planned Development 10 Dwelling Units Per Acre (PD-10). (ESTIA AT ROCKLIN / PDG2021-0002 AND Z2021-0001)

Motion to approve Item 6c by Commissioner Cortez, seconded by Commissioner McKenzie. The item was approved by the following roll-call vote:

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| Commissioner Armstrong: | Yes |
| Commissioner Barron: | No |
| Commissioner Cortez: | Yes |
| Commissioner Hess: | No |
| Commissioner McKenzie: | Yes |

- d. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Tentative Parcel Map (ESTIA AT ROCKLIN / DL2021-0004)

Motion to approve Item 6d by Commissioner Cortez, seconded by Commissioner McKenzie. The item was approved by the following roll-call vote:

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| Commissioner Armstrong: | Yes |
| Commissioner Barron: | No |
| Commissioner Cortez: | Yes |
| Commissioner Hess: | No |
| Commissioner McKenzie: | Yes |

- e. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Design Review For A Multi-Family Residential Project (ESTIA AT ROCKLIN / DR2022-0012)

Motion to approve a resolution of the Planning Commission of the City of Rocklin recommending approval of a design review for a multi-family residential project subject to the City Council making the legally necessary findings to support all fees and exactions in this resolution which require such findings to be made, by Commissioner Cortez, seconded by Commissioner McKenzie. The item was approved by the following roll-call vote including modifications to the conditions below:

Improvements / Improvement Plans

Amend Condition:

4.e.i.C) *A roundabout at University Avenue and the first (southern) William Jessup University driveway. {MM XVII.-4} The center treatment shall be landscaping, if sight distance would not be impaired, or decorative, stamped concrete to match Sunset Boulevard medians, to the satisfaction of the Community Development Director and Public Services Director. If the existing William Jessup University monument sign is damaged during construction, it shall be repaired or replaced to its existing condition. If the sign conflicts with the improvements, the sign shall be relocated or reconstructed in an appropriate location.*

Add Condition:

4.e.i.J) *At the roundabout and at the signalized intersection the driveway entries to William Jessup University shall include the enhanced pavement treatment consistent with that provided for the project.*

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| Commissioner Armstrong: | Yes |
| Commissioner Barron: | No |
| Commissioner Cortez: | Yes |
| Commissioner Hess: | No |
| Commissioner McKenzie: | Yes |

11. Adjournment

There being no further business, the meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*

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