



# CITY OF ROCKLIN

## MEMORANDUM

DATE: September 6, 2022

TO: Planning Commission

FROM: David Mohlenbrok, Community Development Director  
Bret Finning, Planning Services Manager  
Dara Dungworth, Senior Planner

RE: Placer Creek Apartments  
Item # 6  
Amended Design Review Conditions of Approval

General Development Plan, Rezone, Design Review  
PDG2022-0005, Z2017-0006, DR2017-0006

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Subsequent to the publication of the September 6, 2022 agenda, the applicant requested one condition be revised and staff determined that one condition should be added to the project. Both revisions would be to conditions of the Design Review entitlement for the project.

The applicant has requested that condition of approval Improvements/Improvement Plans 4.e. be amended to use the verbatim mitigation measure language related to the left turn pockets on University Avenue. Staff has no objection to this request and is providing the mitigation measure language below should the Commission wish to act to approve this revision. The revised condition 4.e. would instead read as follows:

- 4.e. As identified in the February 16, 2018 KD Anderson & Associates "Revised Access Assessment for Placer Creek Apartments on University Avenue, Rocklin, CA", left turn lane lengths of 170 feet shall be provided at the southbound left turn pocket at the apartment midblock access, space for 170 feet at the northbound left turn lane shall be reserved for the future retail commercial/office development on the west side of University Avenue, and 245 feet shall be provided at the southbound left turn access at the proposed intersection at the project's southern driveway (the noted turn lane lengths are the sum of the turn lane and bay taper). {MMXVI.-1}

In anticipation of the recently adopted Park Improvement, Trails, Community and Recreation Facilities, and Public Facilities fees going into effect January 1, 2023, Staff determined that the following condition requiring payment of the appropriate Public Facilities Impact Fees should be added to the draft resolution of approval under Special condition 21., as follows:

- 21.c. Commencing January 1, 2023, prior to application for a building permit(s), developer shall pay the appropriate Public Facilities Impact Fee required by City Council Resolution 2022-144. (BUILDING, FINANCE, PLANNING)