



EXCERPT
CITY OF ROCKLIN
MINUTES OF THE
PLANNING COMMISSION MEETING

September 6, 2022
Rocklin Council Chambers, 3970 Rocklin Road
(www.rocklin.ca.us)

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

Chairman McKenzie
Vice Chair Cortez
Commissioner Barron
Commissioner Bass
Commissioner Vass

Others Present:

David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Laura Webster, Director of Long Range Planning & Housing
Dara Dungworth, Senior Planner
Lynn Toth, Associate Civil Engineer
Armeen Komeili, Assistant City Attorney
Janette Haley, Planning Technician
Terry Stemple, Planning Commission Secretary

About 8 others

4. Minutes
 - A. None
5. Citizens Addressing the Commission on Non Agenda Items: None

PUBLIC HEARING ITEMS

6. **PLACER CREEK APARTMENTS
DESIGN REVIEW, DR2017-0006
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2022-0005
REZONE, Z2017-0006**

Request for approval of a General Development Plan Amendment and Rezone to change the zoning from Planned Development Commercial (PD-C) and Planned Development Business Profession (PD-BP) to Planned Development 22 units per acre minimum (PD-22+) and a Design Review to allow the construction of a 254-unit apartment development including landscaping and related hardscape.

The subject site is located on the southeast corner of University Avenue and Whitney Ranch Parkway. APNs 017-081-079 and 089. The property is zoned Planned Development Commercial (PD-C) and Planned Development Business Profession (PD-BP). The General Plan designation is Mixed Use (MU).

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. September 1, 2022.**

The applicant is Tiffany Wilson with RSC Engineering. The property owner is Cole Partners (aka Evergreen/Rocklin Joint Land Venture).

Dara Dungworth presented the staff report and referenced the blue memo.

The Commission had questions for Staff regarding:

1. Separation between project and housing development
2. Pool building color
3. Letter from citizen and City's response
4. Other traffic study forms used
5. Average daily trips at intersection of University Avenue & Whitney Ranch Parkway
6. Inclusion or exclusion from RHNA findings
7. Art installation
8. Fence height and grading
9. Additional NWR General Development Plan amendments for future projects

Applicant, Ron Metzker, LPAS Architects, addressed the Commission and stated staff had done a wonderful job and they don't have anything to add.

The Commission had no questions for the applicant.

Public Comment: None

The Commission had no additional questions for staff and the applicant.

Commission Deliberations/Discussion

Commissioner Barron stated he has concerns with there being no affordability component. He also has concerns about the amount of commercial property being rezoned in the City and where will the cutoff point be. He likes the architecture. He is comfortable moving the project forward.

Commissioner Armstrong stated that she is not sure she can vote to move the project forward. Concerns with the rezone from commercial to residential.

Commissioner Hess concurred with Commissioner Barron's comments. She feels the environmental document is reasonable and feasible. Location is an appropriate place for the higher density housing.

Commissioner Cortez echoed Commissioner Barron's comments regarding losing too much commercial property being rezoned. He is okay with no affordability component in this project and feels the project design meets the district requirements. He is okay moving the project forward.

Commissioner McKenzie feels that overall it is a quality project. It is in a good location for residential. His main concerns are related to how many rezones and general plan amendments have been proposed and how many is too many. He supports the project.

- A. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Mitigated Negative Declaration Of Environmental Impacts (PLACER CREEK APARTMENTS / DR2017-0006, PDG2022-0005, and Z2017-0006)

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

AYES:	Commissioners:	Armstrong, Barron, Cortez, Hess, McKenzie
NOES:	Commissioners:	None
ABSENT:	Commissioners:	None
ABSTAIN:	Commissioners:	None

- B. 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 10.4-Acre Site From Planned Development Commercial (PD-C) And Planned Development Business Professional (PD-BP) To Planned Development 22 Minimum Dwelling Units Per Acre (PD-22+) (PLACER CREEK APARTMENTS / PDG2022-0005 and Z2017-0006)

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

AYES:	Commissioners:	Barron, Cortez, Hess, McKenzie
NOES:	Commissioners:	Armstrong
ABSENT:	Commissioners:	None
ABSTAIN:	Commissioners:	None

- C. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of A Design Review For A Multi-Family Residential Project (PLACER CREEK APARTMENTS / DR2017-0006)

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

Amend Condition

Improvements/Improvement Plans

- 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}

Add Condition

Special Conditions

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)

AYES:	Commissioners:	Armstrong, Barron, Cortez, Hess, McKenzie
NOES:	Commissioners:	None
ABSENT:	Commissioners:	None
ABSTAIN:	Commissioners:	None

NON-PUBLIC HEARINGS

8. General Correspondence, Presentations and Reports from City Staff

- Bret Finning stated that there will be items on the next several Planning Commission agendas.

Public Comment: None

9. Reports and Discussion Items from Planning Commissioners - None

Public Comment: None

10. Adjournment

There being no further business, the meeting was adjourned at 7:24p.m.

Respectfully submitted,



Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of September 20, 2022*