

ORDINANCE NO. 646

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING THE REZONING
FROM LIGHT MANUFACTURING (M-1) TO
PLANNED DEVELOPMENT COMMERCIAL (PD-C)
OF CERTAIN PROPERTIES
AND ADOPTING A GENERAL DEVELOPMENT PLAN
BNB INVESTORS/Z-90-07, PDG-90-03

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. A Negative Declaration of Environmental Impacts for this project has been certified.

B. The proposed zoning and general development plan are being considered concurrently with an amendment to the Rocklin General Plan land use element which will designate the site as Retail Commercial and is made conditional on approval of the General Plan Amendment (GPA-90-06).

C. The proposed zoning and general development plan are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed zone and general development plan.

E. The proposed zoning and general development plan are compatible with the land use/uses existing and permitted on the properties in the vicinity.

F. The land use/uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. City has considered the effect of the proposed zoning and general development plan on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located at as shown on Exhibit A, attached hereto and incorporated by reference herein, from Light Manufacturing (M-1) to Planned Development Commercial (PD-C) and adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein subject to the approval of GPA-90-06.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the

full text of the ordinance is authorized only where the requirements of Government Code section 36993(c)(1) are complied with.

PASSED AND ADOPTED this 22nd day January , 1991, by the following roll call vote:

AYES: Councilmembers: Lund, Dominguez, Huson, Hill, Mitchell
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: None


Mayor

ATTEST:


City Clerk

SA:smh
12289007

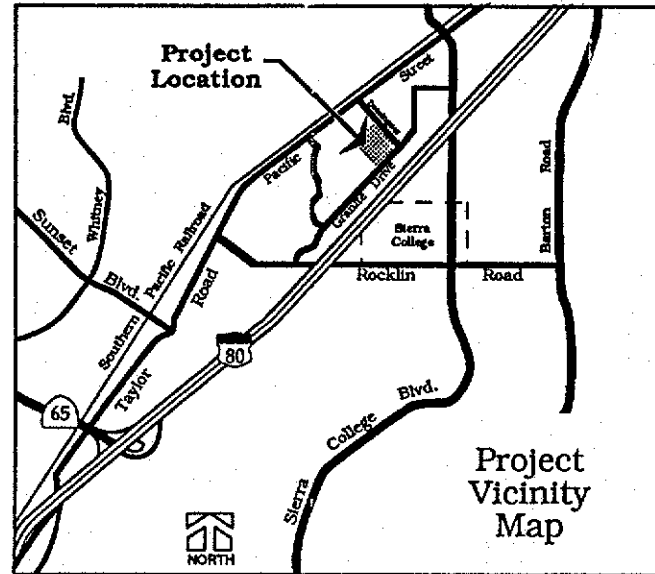
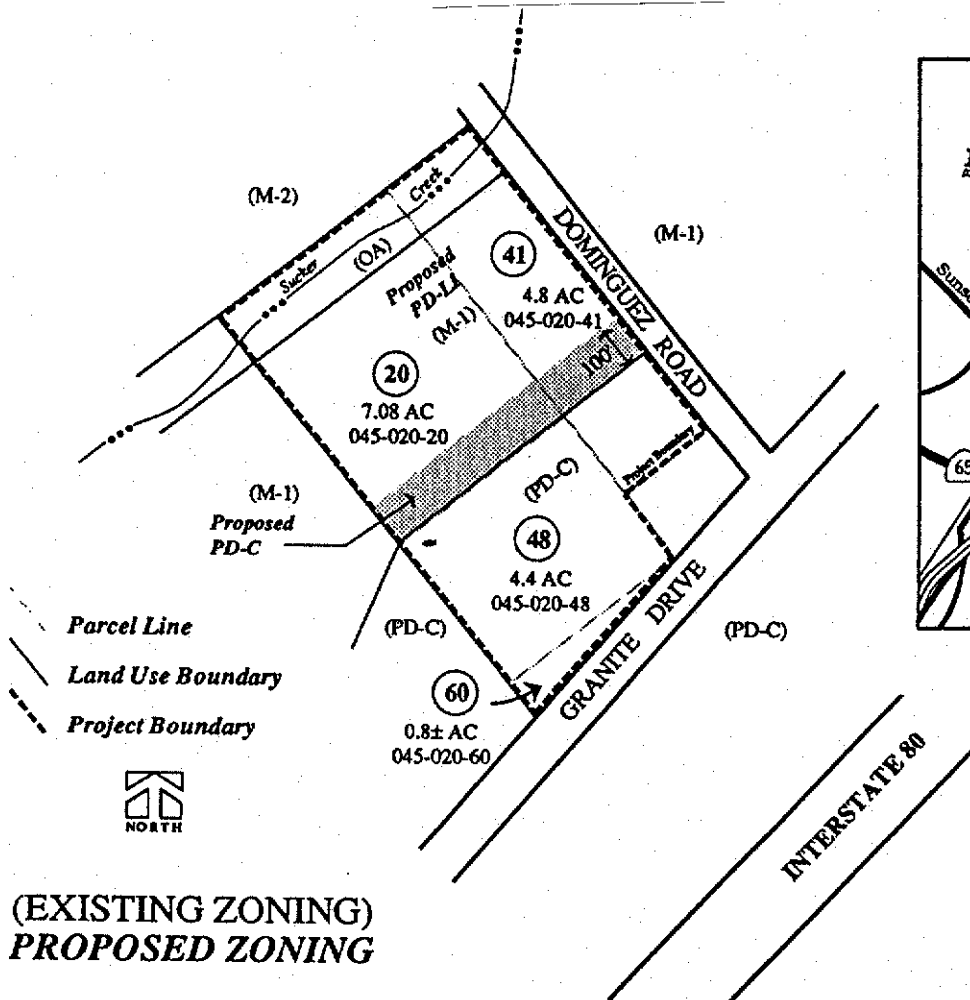
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101690

First Reading : 1-8-91
Second Reading: 1-22-91
Effective Date: 2-22-91

EXHIBIT A

REZONING FROM LIGHT MANUFACTURING (M-1) TO PLANNED DEVELOPMENT COMMERCIAL (PD-C)

BNB INVESTORS /Z-90-07, PDG-90-03



(EXISTING ZONING)
PROPOSED ZONING

The applicant requests that 1.63± acres be reclassified from Light Industrial to Planned Development-Commercial and 5.86 acres be reclassified from Light Industrial to Planned Development-Light Industrial.

Zoning Classifications	Existing	Proposed
Open Space & Recreation (OA)	2.94 Ac	2.94 Ac
Light Industrial (M-1)	7.49 Ac	0 Ac
Planned Development-Light Industrial (PD-LI)	0 Ac	5.86 Ac
Planned Development-Commercial (PD-C)	6.65 Ac	8.28 Ac
Total	17.08 Ac	17.08 Ac

Applicant: Wade Associates
2140 Professional Drive Suite 140
Roseville, California 95661
(916) 783-8980

Owner: BNB Investors
715 Altos Oaks Drive
Los Altos, California 94022

EXHIBIT B

BNB INVESTORS GENERAL DEVELOPMENT PLAN

The purpose of the BNB Investors General Development Plan is to provide for the construction of a light industrial and office complex. The plan regulates land uses allowed within the development. Circulation around the site is provided by Granite Drive and Dominguez Road. Development of the property could be developed in two phases. Except to the extent specific provisions of this plan supersede their application, all provisions of Title 17 (Zoning Ordinance) of the Rocklin Municipal Code shall apply to the property.

Development of the property shall be consistent with the General Development Plan, attached hereto as Exhibit 1.

Property Owner BNB Investors
715 Altos Oaks Drive
Los Altos, CA 94022

Applicant David Wade
Wade Associates
2140 Professional Drive Suite 140
Roseville, CA 95661
(916) 783-8980

Request The BNB property owners request a zone reclassification from M-1 (Light Manufacturing) to PD-LI (Planned Development Light Manufacturing) for 7.49± acres (portions of APN 045-020-20, 045-020-41).

Intent To provide a mix of light industrial and office uses on the property.

Zoning The zoning classification for the subject property is currently M-1 (Light Manufacturing).

General Plan The General Plan designation for the subject property is Light Industrial (LI).

It is requested that the Rocklin Zoning Ordinance be amended to include a PD-LI (Planned Development Light Industrial) zone for the BNB property as outlined below.

Permitted Uses

Permitted uses will be consistent with the zoning classification provided there is no appreciable offensive or objectionable odor, dust, noise, bright lighting, vibration or other nuisance factor, and further provided that the use is conducted within a building, or where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry, or other material approved by the planning director.

Allowable uses include those permitted in the M-1 zone of the Rocklin Ordinance consistent with the provisions of the PD-LI zone. Such uses may include light industrial and appurtenant retail commercial and appurtenant business-professional uses.

Conditions

Buildings located within the PD-LI zone shall be subject to the following regulation:

- A. Buildings shall be designed with adequate truck access. Buildings Design shall include provisions for bay doors and other features appurtenant to truck access and use.
- B. Appurtenant office is an allowed use and shall not exceed thirty (30%) of the gross floor area of a building within the PD-LI zone. Single office users will not be allowed.
- C. Appurtenant retail commercial is an allowed use for buildings fronting Dominguez Road. Where allowed, appurtenant retail commercial uses shall not exceed thirty (30%) of the gross floor area.

Site design shall include appropriate buffer along the southern property line. Buffer may include use of landscaping, berm or fence.

Height Regulations

The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet, and the maximum number of stories may be increased up to four.

Lot Area

The minimum area for each lot in the PD-LI zone shall be twenty thousand square feet. A lesser lot area may be considered for a light industrial condominium concept.

Lot Coverage

The maximum lot coverage by all structures and buildings in the PD-LI zone shall not exceed fifty percent (50%) of the lot area.

Lot Width

The minimum lot width in the PD-LI zone shall be consistent with the M-1 zone and shall be two hundred (200') feet. A lesser lot are may be considered for a light industrial condominium concept.

Setbacks

There shall be a twenty five (25') setback from all public rights of way. All other setbacks shall be determined by the Rocklin Planning Commission at project development review.

Off-street Parking

Accessible off-street parking in the PD-LI zone shall be provided as set forth in the following.

All warehouse and light industrial uses shall provide one parking space for zero up to two thousand square feet of gross floor area, but not less than three spaces.

Appurtenant retail and office uses shall provide one parking space for zero up to two hundred square feet of gross floor area. Uses not included in warehouse, retail and office are subject to the provisions of the Rocklin Zoning Ordinance.

ORDINANCE NO. 822

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING
A REZONING FROM LIGHT INDUSTRIAL (M-1) TO PLANNED DEVELOPMENT
LIGHT INDUSTRIAL (PD-LI) AND
ADOPTING A GENERAL DEVELOPMENT PLAN
(Granite Drive Technical Center / PDG-99-06, Z-99-08)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. A mitigated negative declaration of environmental impacts/environmental impact report) for this project has been certified.

B. The proposed zoning change and general development plan are consistent with the City of Rocklin's General Plan land use element which designates the site as Recreation Conservation (R-C), Light Industrial (LI), and Retail Commercial (RC).

C. The proposed zoning and general development plan are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed zone and general development plan.

E. The proposed zoning and general development plan is compatible with the land use/uses existing and permitted on the properties in the vicinity.

F. The land use/uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. City has considered the effect of the proposed zoning and general development plan on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located north and east of Warren Street (APN (s) 045-020-070 , 019, & 061 as shown on Exhibit A, attached hereto and incorporated by reference herein, from

Light Industrial (M-1) to Planned Development Light Industrial (PD-LI) and adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein .

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

PASSED AND ADOPTED this 25th day January, 2000, by the following roll call vote:

AYES: Councilmembers: Lund, Cullivan, Yorde, Magnuson, Hill

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Peter Hill, Mayor

ATTEST:



City Clerk

First Reading : 1-11-2000
Second Reading: 1-25-2000
Effective Date: 2-25-2000

BVF:llf
e:clerk/reso/pdg9906 granite tech cc

EXHIBIT A

REZONING FROM LIGHT INDUSTRIAL (M-1) TO PLANNED DEVELOPMENT
LIGHT INDUSTRIAL (PD-LI)
(Granite Drive Technical Center / PDG-99-06, Z-99-08)

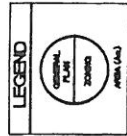
On file in the City Clerk's Office.

TOTAL ACREAGE

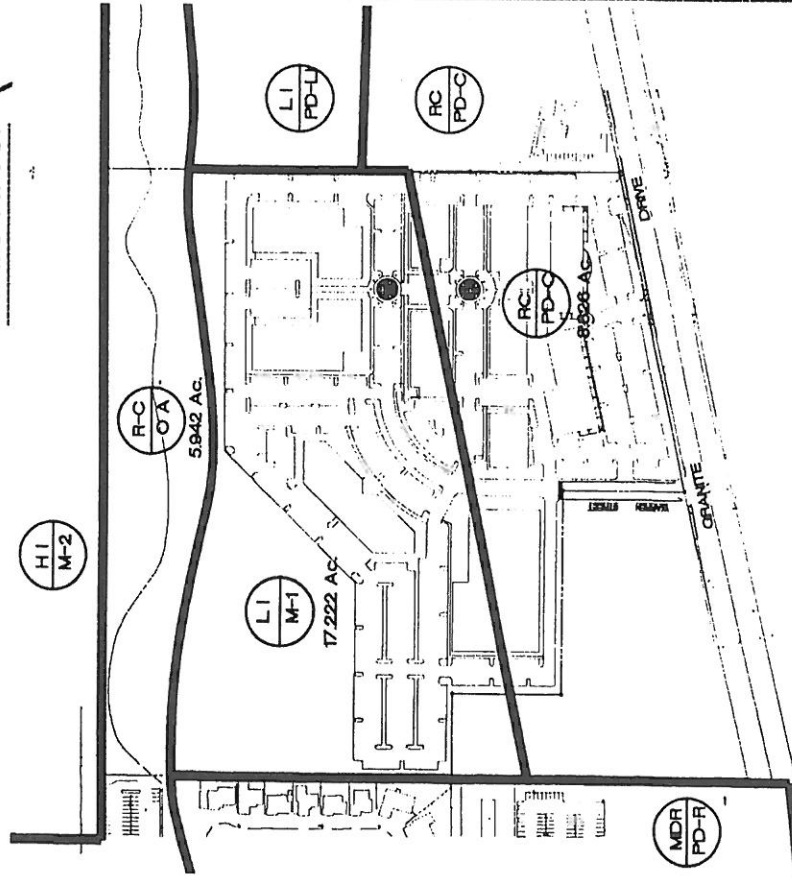
31.99 Ac.

R-C (RECREATION / CONSERVATION)
LI (LIGHT INDUSTRIAL)
RC (RETAIL COMMERCIAL)

OA (OPEN AREA)
M-1 (LIGHT INDUSTRIAL)
PD-C (PLANNED DEVELOPMENT COMMERCIAL)
PD-LI (PLANNED DEVELOPMENT LIGHT INDUSTRIAL)



EXISTING:



PROPOSED:

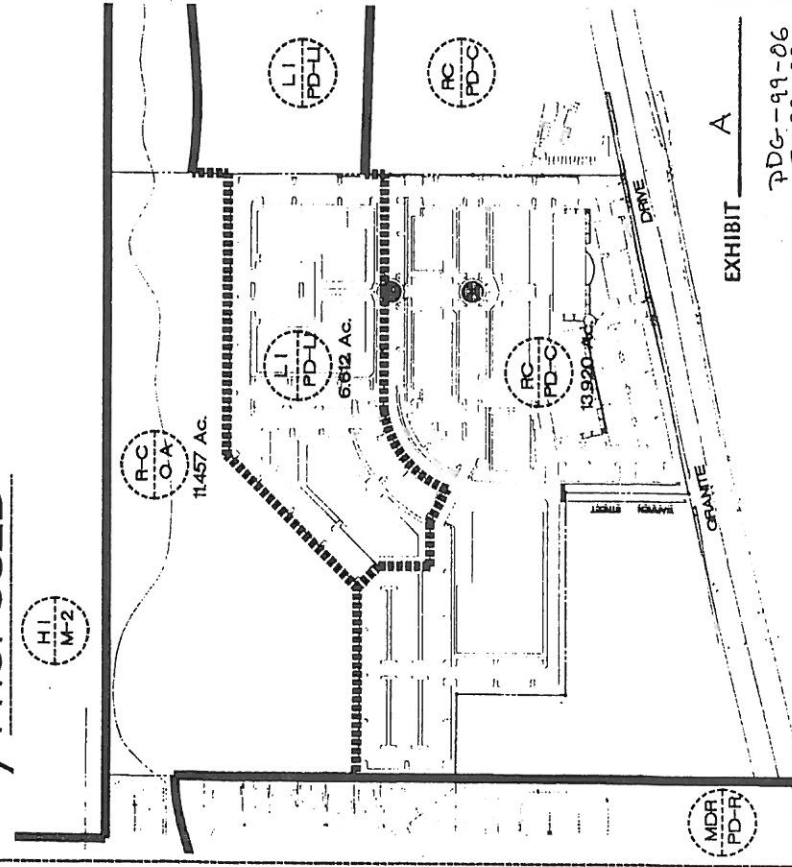


EXHIBIT A

PDG-99-06



EXHIBIT B

GENERAL DEVELOPMENT PLAN

(Granite Drive Technical Center / PDG-99-06, Z-99-08)

On file in the City Clerk's Office.

Granite Drive
Retail & Technology
Center

General Development Plan

*As Revised by Planning Commission
12/21/99
P.M.*

EXHIBIT B
(PDG-99-06)

GRANITE DRIVE RETAIL & TECHNOLOGY CENTER

General Development Plan Standards

I. PLANNED DEVELOPMENT ZONE

The purpose of the Granite Drive Retail & Technology Center General Development Plan is to:

- A. Regulate the use of buildings, structures and land relative to commercial and light industrial development;
- B. Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- C. Regulate the size and use of lots, setbacks and other open spaces;
- D. Regulate the percentage of lot which may be occupied by a building or structure;
- E. Regulate the intensity of land use;
- F. Establish permitted and conditionally permitted uses;
- G. Establish requirements for off-street parking;
- H. Provide for establishment of Design Review Guidelines to be administered by the Community Development Director or his designee.

II. INTERPRETATION

All provisions of the Rocklin Municipal Code Title 17 (Zoning Ordinance) shall apply to this project unless otherwise specified in this General Development Plan whereby the provisions of the General Development Plan shall apply.

III. ZONING CATEGORIES

The zoning categories in the Granite Drive Retail & Technology Center Planned Development shall be commercial and light industrial.

IV. ZONE BOUNDARIES

The boundaries of zones described in this plan shall be as shown on the General Development Plan Map as shown on the attached Exhibit A, and Zoning Map.

V. ZONING DEFINITIONS

The definitions contained in Chapter 17.04 Rocklin Municipal Code shall apply to this plan.

VI. STANDARDS

A. Purpose.

1. Encourage a creative and more efficient approach to the use of land.
2. Provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety and comfort of the residents of the City.

B. Design Review Guidelines shall be adopted by Resolution of the Planning Commission.

1. The Design Review Guidelines are to be a reference framework to assist the developer in understanding the City's goals and objectives for high quality development within the Granite Drive Technical Center. The Guidelines shall complement the mandatory site development regulations contained within this General Development Plan.
2. Initially, Buildings A and B shall be subject to review and approval by the Planning Commission for compliance with these design guidelines. The final approved building designs will serve as an additional reference framework for future approvals within the project.
3.
 - A. For all buildings, except as noted in B. and C. below, after the initial approval, the Community Development Director, or his or her designee, shall determine if a proposed development complies with the Design Review Guidelines established by the Planning Commission. Upon a determination of compliance by the Community Development Director, or his or her designee, a specific plan use permit shall be issued for the building. The Specific Plan Use Permit issued upon the Community Development Director determination of compliance with the General Development Plan shall not operate as approval of a use for which a conditional use permit is required.
 - B. The specific plan use permit for any structures on the "gym" pad over one (1) story or 28 feet (as measured from finish grade to peak of roof) in height shall be considered by the Planning Commission for review and approval.
 - C. The specific plan use permit for an Indoor sports & recreation, health and fitness center shall be considered by the Planning Commission for review and approval.
4. If staff determines that an application does not comply with the Design Review Guidelines the applicant may either modify the project to comply or apply to the Planning

Commission for consideration of a specific plan use permit for approval of the project as originally submitted, including applicable fees.

5. If an applicant wishes to make an application for review to the Planning Commission, a public hearing shall be held at a regularly scheduled meeting of the Planning Commission. All property owners affected by this specific plan use permit as well as those within a standard public hearing mailing radius shall be notified of the meeting date and the nature of the application.
6. Decisions of the Planning Commission may be appealed to the City Council pursuant to the provisions of Chapter 17.86 of the Rocklin Municipal Code.

C. PD-C: Commercial Use Zone Regulations.

1. Permitted uses.

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted.

- a. Bookstore and periodical store, except that adult/sex oriented book and periodical stores shall be regulated by Section 17.79.020 of the Rocklin Municipal Code;
- b. Churches;
- c. Coin-operated laundry;
- d. Laundry or dry cleaners;
- e. Liquor store;
- f. Personal services, including but not limited to beauty salons, barber shops;
- g. Pet shop/grooming services;
- h. Plant Nursery, indoors only;
- i. Offices and clinics;
- j. Radio and/or television repair;
- k. Restaurants, coffee shop, restaurant-bar combination;
- l. Retail sales;
- m. Hardware and home improvement stores with no exterior yard requirements;
- n. Mail centers;
- o. Auto and marine related sales with no outside yard requirements;
- p. Furniture stores;
- q. Floor and wall coverings;
- r. Paint stores;
- s. Yard and garden sales with no exterior yard requirements;
- t. Schools, public elementary and secondary.
- u. Hotels, motels, and lodging with internal access only.
- v. Schools, college and university;
- w. Schools, specialized education and training.

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics, which are similar to one of the uses, listed above.

2. Conditionally Permitted Uses.

- a. Any permitted use with outside sales and services or with outside yard requirements;
- b. Arcades;
- c. Auto and marine related sales and service with outside yard requirements;
- d. Automotive service stations;
- e. Automobile repair (light)
- f. Billiard rooms;
- g. Bowling alleys;
- h. Car washes;
- i. Commercial clusters;
- j. Convenience stores;
- k. Daycare facilities;
- l. Gasoline stations;
- m. Home improvement centers with outside yards;
- n. Hotels, motels and lodgings with external access;
- o. Outdoor plant sales/nursery;
- p. Theaters, (adult/sex-oriented theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code);
- q. Vet Clinics;
- r. Schools, private elementary and secondary; Indoor sports and recreation, health and fitness centers;

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics, which are similar to one of the uses, listed above.

D. PD-L1: Light Industrial Use Zone Regulations.

1. Permitted (P) and Conditionally Permitted Uses (U).

All permitted uses shall include those uses listed below provided there is no appreciable offensive or objectionable odor, dust, noise, bright light, vibration or other nuisance factor, and further provided that the use is conducted within a building. Appurtenant uses shall generally occupy no more than 25% of the floor area of the primary use.

2. Permitted Uses.

- a. Retail sales as appurtenant use;
- b. Computer hardware and software development and assembly;
- c. Call centers and back office uses provided that parking can be provided per Section E-5.

- d. Indoor sports and recreation, health and fitness centers;
- e. Boat building;
- f. Book binding;
- g. Bottling plant;
- h. Building material sales;
- i. Cabinet shop;
- j. Cold storage;
- k. Food and beverage processing;
- l. Janitorial services and supplies;
- m. Machine and tool shops;
- n. Pest control;
- o. Printing shops;
- p. Research and development;
- q. Sheet metal shops;
- r. Welding shops.
- s. Warehouse
- t. Schools, college and university;
- u. Schools, specialized education and training.

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics, which are similar to one of the uses, listed above.

3. Conditionally Permitted Uses.

- a. Any permitted use with outside sales, display or outdoor storage;
- b. Auto and marine related sales and services;
- c. Automobile repair shop (light);
- d. Churches;
- e. Outdoor plant nursery;
- f. Veterinary Clinic;
- g. Contractor's yard;
- h. Equipment, vehicle rental and storage;
- i. Landscape maintenance yards;
- j. Lumber yard;
- k. Pipe yard;
- l. Public utility service yard;
- m. Trailer and mobile home sales;

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics, which are similar to one of the uses, listed above.

4. Prohibited Uses

- a. Mini-storage

E. Development Standards (All Zones).

1. Height regulations.
 - a. Height regulations shall be as regulated by Section 17.54.030 of the Rocklin Municipal Code.
2. Setback regulations.
 - a. Setback regulations shall be regulated by Section 17.54.070 of the Rocklin Municipal Code.
3. Lot area and width.
 - a. The minimum lot area shall be 20,000 square feet.
 - b. The minimum lot width shall be 100 feet.
4. Lot Coverage.
 - a. The maximum lot coverage by all structures and buildings shall not exceed 50 percent of the lot area.
5. Off-street parking.
 - a. Off-street parking for all uses shall be provided at one (1) space per 210 square feet of gross floor area for all uses except as noted in b. and c. below:
 - b. Sports and recreation, health, and fitness centers shall provide 35 parking spaces per playing field or court, plus 1 parking space for every three fixed spectator seats, plus additional spaces for the remaining area of the facility calculated at 1 space per 210 square feet net floor area (not including hallways, mechanical rooms, bathrooms, etc.).
 - c. Large scale office uses, including telemarketing, claims processing, and similar office uses where large numbers of employees are housed, as determined by the Community Development Director, shall provide one (1) parking space for every 100 gross square feet of floor area unless it can be demonstrated to the Community Development Directors satisfaction that a lesser standard is reasonable.

G. Riparian Area / Open Space

1. Prior to approval of any improvement plans or issuance of any grading permits for any part of the general development plan area, the developer shall grant to the City of Rocklin an emergency and maintenance access easement from Granite Drive to the south side of Sucker Ravine and from Dominguez Road to the north side of Sucker Ravine, to the satisfaction of the City Engineer.
2. In the event the common area, as shown on Attachment 1, is not maintained in accordance with all applicable local, state or federal law, the City of Rocklin may at its option, cause the maintenance of the common area to be performed and assess (lien) the cost to the property owner.
3. It is generally not in the best interest of the public to allow the creation of parcels whose value is low due to lack of development potential. This is particularly true of parcels that are encompassed entirely of wetlands and/or riparian habitat. With no intrinsic value, there is no incentive to properly maintain undevelopable properties. Therefore, no parcel shall be created which solely contains the riparian / floodplain area, as shown on Attachment 1. The riparian / floodplain area must be included in a parcel which has developable area that meets all other minimum lot requirements.

H. Environmental Mitigation Measures.

1. Prior to, or concurrently with recordation of any maps on the project site, or prior to issuance of any grading or building permits a conservation and open space easement shall be recorded over the 100-year flood plain / riparian area as shown on Attachment 1.
2. The project design shall incorporate a minimum fifty foot wide landscape area / oak tree preservation buffer next to the existing homes on Tamarack Court.
3. The project shall not exceed a total building floor area of 106,350 square feet in the Industrially zoned portion of the site and a total of 178,450 square feet in the Commercially zoned portion of the site.
- d. Prior to commencement of any construction activities on the project site, the applicant shall have a professional archeologist completely record the historic ditch system on the project site. Copies of the forms and maps shall be filed with both the City and the North Central Information Center. The applicant shall provide the City with written verification that said documents have been filed with the North Central Information Center prior to commencing any construction activities to the satisfaction of the Community Development Director.

- e. All grading activities shall be monitored by a Geotechnical Engineer or other qualified environmental professional. In the event that dredge slickens are encountered on the project site all work will stop until such time as the slickens material has been analyzed. If contaminants are present then the slickens materials must be removed and deposited in an appropriate Hazardous Waste Depository in accord with Federal & State requirements.

BVF/gb

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Attachment 1

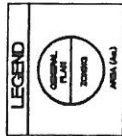
Conceptual Site Plan for Granite Drive Retail & Technology Center

TOTAL ACREAGE
31.99 Ac.

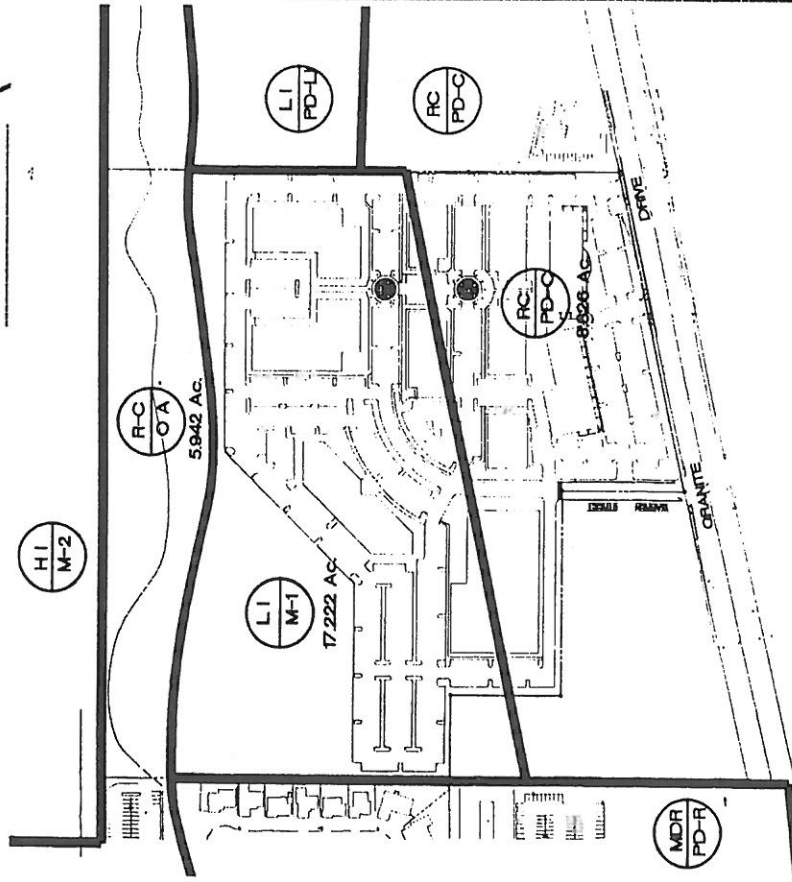
31.99 Ac.

R-C (RECREATION / CONSERVATION)
LI (LIGHT INDUSTRIAL)
RC (RETAIL COMMERCIAL)

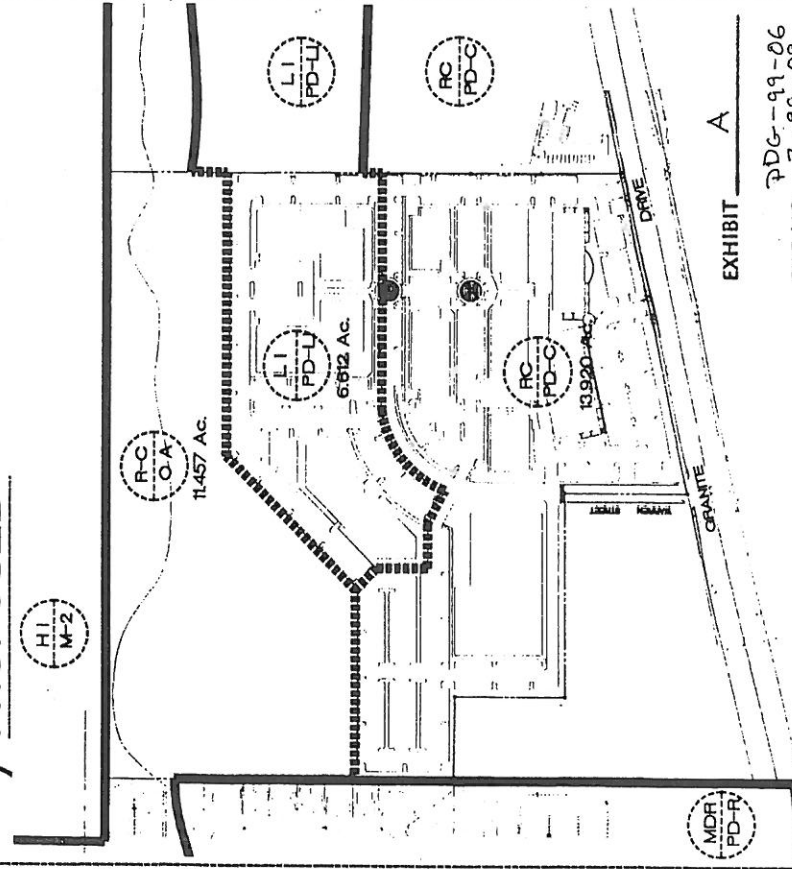
OA (OPEN AREA)
M-I (LIGHT INDUSTRIAL)
PD-C (PLANNED DEVELOPMENT COMMERCIAL)
PD-LI (PLANNED DEVELOPMENT LIGHT INDUSTRIAL)



EXISTING:



PROPOSED:



EXHIBIT

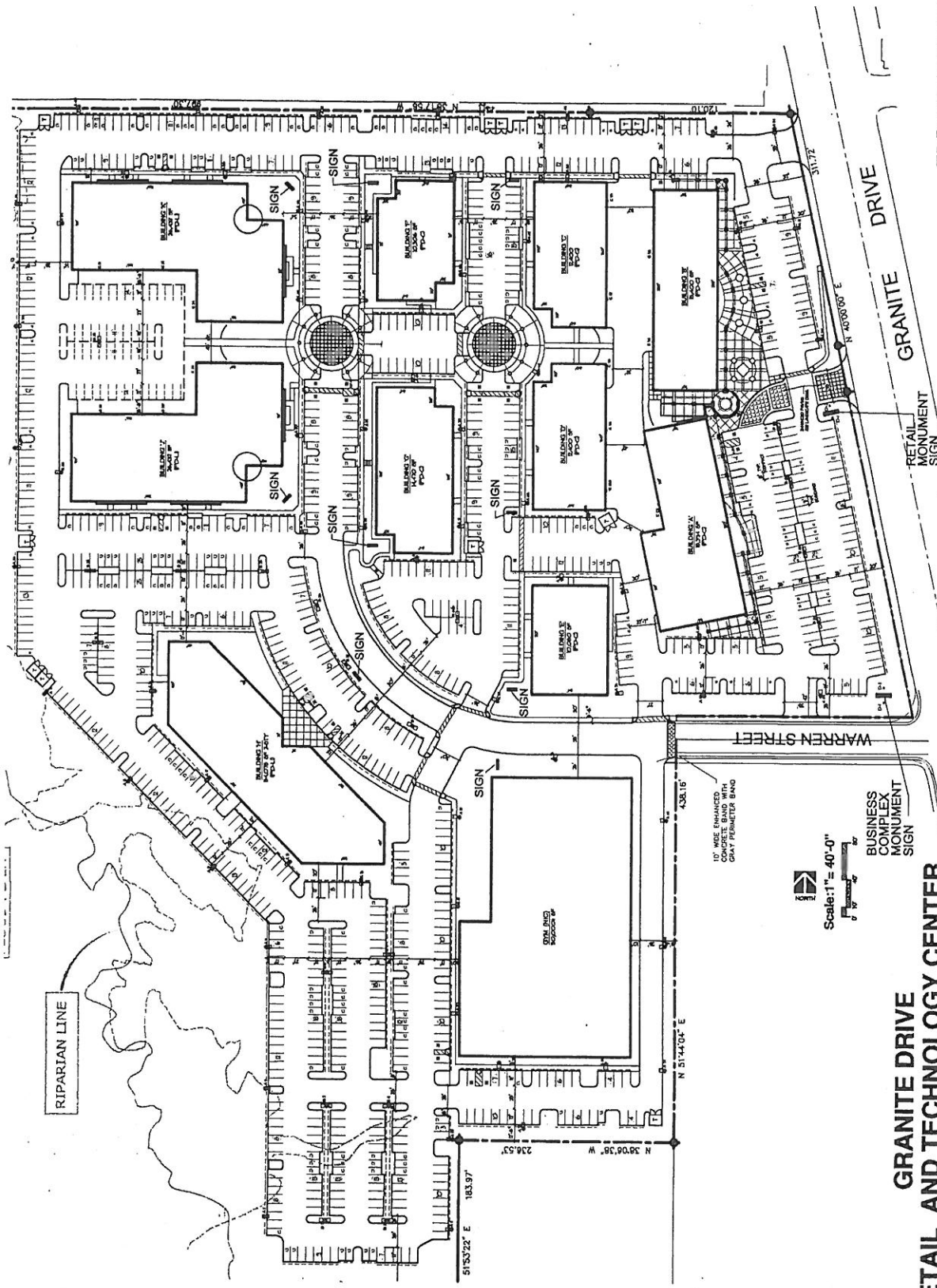
FILE NO. PDG-99-06
Z-99-08

GRAPHIC SCALE

(in feet)

0 20 40 60 80 100

BORGES ARCHITECTURAL GROUP
 Architecture Interior Design Planning
 9017 Douglas Blvd., Suite 240 Rossmore, CA 94061
 (916) 775-7500 Tel. (916) 775-3027 Fax
 December 2, 1999



**GRANITE DRIVE
 RETAIL AND TECHNOLOGY CENTER**

Rocklin, California
 Preliminary Site Plan

Scale: 1" = 40'-0"
 10' WIDE ENHANCED
 CONCRETE BAND WITH
 GRAY FERRUGINOUS BAND