

ORDINANCE NO. 600

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING THE REZONING TO PLANNED DEVELOPMENT
HEAVY INDUSTRIAL AND ADOPTION
OF THE GENERAL DEVELOPMENT PLAN
FOR SIERRA PACIFIC BUSINESS PARK, Z-88-06

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:

1. A Negative Declaration of Environmental Impacts was previously approved.
2. The proposed zoning is consistent with the City of Rocklin's General Plan.
3. The area is physically suited for the proposed land use in terms of topography and availability of services.
4. The proposed land uses are compatible with the land uses permitted in adjacent areas, providing the properties are developed in accordance with the General Plan policies and zoning ordinance requirements.
5. The proposed zoning is not likely to create a nuisance to adjacent areas.
6. The proposed zoning will create an insignificant effect upon traffic, and City policies regulating street improvements will be imposed on the property.
7. The proposed zoning is consistent with and implements the policies as set forth in the City of Rocklin's Housing Element.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning to Planning Development-Heavy Industrial and the General Development Plan for Sierra Pacific Business Park Z-88-06, for the site shown on Exhibit A, subject to the following conditions:

1. Uses on the subject property shall be those permitted uses and conditional uses as allowed in the M-1 and M-2 zoning classifications of the Rocklin Municipal Code.

2. Additional uses shall include:

- a. Retail sales and personal service establishments appurtenant to other permitted uses;
- b. Household appliance sales and service;
- c. Auto parts sales and repairs;
- d. Antique sales and refurbishing; and
- e. Dry cleaners and laundry facilities.

3. Office/retail floor area shall not exceed 30 per cent of the total building square footage of the project.

4. Any development of the site shall require a Specific Plan Use Permit in accordance with Section 17.60.100 of the Rocklin Municipal Code.

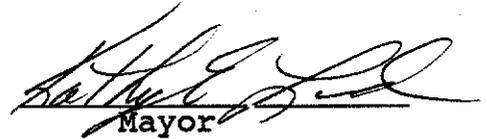
Passed and adopted this 28th day of February, 1989, by the following roll call vote:

Ayes: Councilmembers: Hill, Dominguez, Huson, Mitchell, Lund

Noes: Councilmembers: None

Absent: Councilmembers: None

Abstain: Councilmembers: None


Mayor

Attest:


City Clerk

DRW:smh

02088906

First Reading: 2-14-89
Second Reading: 2-28-89
Effective Date: 3-28-89

