

ORDINANCE NO. 839

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING
FROM RETAIL BUSINESS (C-2) TO
PLANNED DEVELOPMENT-COMMERCIAL (PD-C)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(Granite Drive east of Sierra Meadows Drive)
(Foothills Automotive and Retail Center / Z-2000-09; PDG-2000-03)

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 mitigated negative declaration of environmental impacts for this project has been approved.

B. The proposed zoning as Planned Development-Commercial and the proposed general development plan for the Foothills Automotive and Retail Center are consistent with the City of Rocklin's General Plan since the current zoning is C-2 Commercial and the proposed Planned Development-Commercial zoning incorporates the current standards of the C-2 zone and implements Land Use Policy 17, to promote the Granite Drive Business District and Policy 18, to approve designation of commercial land to meet the future needs of the City.

C. The proposed zoning as Planned Development-Commercial and the general development plan for the Foothills Automotive and Retail Center are consistent with the City of Rocklin's General Plan land use element which designates the site as Retail Commercial (RC). The General Plan states that the purpose of the Retail Commercial designation is to provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other. The Retail Commercial designation is characterized as retail trade services that should be grouped together for comparison shopping; easily accessible, compatible and geared for the neighborhood, local, and regional needs. The current commercial zoning furthers these General Plan purposes as does the proposed zone change and general development plan which include a variety of commercial uses, including automotive sales and service related uses. When grouped together, these uses will be conveniently located together to provide for convenient comparison shopping of retail goods and services along Granite Drive.

D. The use of planned development zoning and a general development plan implement Land Use Policy 23 providing flexibility and innovation in commercial land use by tailoring the restrictions and uses on the property to promote commercial uses which are compatible with the Granite Drive Business District and surrounding neighborhoods, while allowing commercial enterprises to take advantage of the Interstate 80 highway frontage.

E. The use of planned development zoning and a general development plan implement Land Use Policies 21 and 23 providing flexibility and innovation in commercial land use to minimize impacts on surrounding land uses by adopting restrictions and conditions on the allowed uses including, but not limited to, prohibiting some previously approved land uses, height restrictions, restricting or prohibiting amplified sound systems and public address systems, restricting the hours of operation of certain uses, designating a "zero foot-candles increase at the property line" illumination standard, requiring berming and landscaping to buffer uses, and orientation of buildings so that noise and light impacts are directed towards the freeway. These new standards proposed within the general development plan were not previously contained in the straight C-2 zone standards.

F. Automotive dealerships are a regional need serving a large trade area. Given that the area governed by the general development plan is located within easy access to Interstate 80, the area governed by this general development plan is ideally located to serve a regional trade area. The proposed zoning and general development plan include automotive dealerships which further the General Plan goal for commercial land use by implementing Land Use Policy 29, to encourage the development of regional shopping facilities within the City of Rocklin.

G. The area is physically suited to the uses authorized in the proposed zone and general development plan. The site is currently zoned commercial and is bordered on each side by commercially zoned land or completed commercial buildings. The site is centrally located in the Granite Drive Business District. Access to the site is via Granite Drive a four lane major arterial street, near the Interstate 80 and Rocklin Road interchange making the site appropriate for commercial uses that attract a regional market.

H. The proposed zoning as Planned Development-Commercial and the proposed general development plan for the Foothills Automotive and Retail Center are compatible with the land use/uses existing and permitted on the properties in the vicinity. Commercial land uses surround the site on all sides except to the northwest where there is an existing single family residential subdivision. The existing commercial land uses are those listed in the C-2 zone. The proposed general development plan includes the C-2 uses with the addition of automobile dealerships as a permitted use. In order to achieve compatibility with the nearby residential areas, automobile dealerships and all other permitted uses will have to meet the provisions of this ordinance including, but not

limited to, height restrictions, restricting or prohibiting amplified sound systems and public address systems, restricting the hours of operation of certain uses, designating a "zero foot-candles increase at certain residential property lines" illumination standard, requiring berming and landscaping to buffer uses, and orientation of buildings so that noise and light impacts are directed towards the freeway.

I. The land use/uses, and their density and intensity, allowed in the proposed zoning and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity by applying the development plan standards restricting heights and visibility of buildings, orienting building so that light and noise impacts are directed away from residential areas, and restricting hours of operation for automobile dealership uses, and prohibiting auto test drives in the surrounding residential neighborhoods.

J. 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, and finds the proposed zone and general development plan are consistent with the General Plan Housing Element since no net loss to housing will result from a re-zone of C-2 commercial property to Planned Development - Commercial property.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located on Granite Drive east of Sierra Meadows Drive, as shown on Exhibit A, attached hereto and incorporated by reference herein, from Retail Business (C-2) 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.

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.

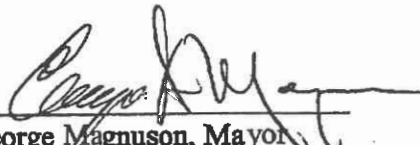
PASSED AND ADOPTED this 13th day of February, 2001, by the following roll call vote:

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

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None


George Magnuson, Mayor

ATTEST:


Deputy City Clerk

First Reading : 1/23/01
Second Reading: 2/13/01
Effective Date: 3/13/01

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EXHIBIT A

**REZONING FROM RETAIL BUSINESS (C-2) TO PLANNED DEVELOPMENT-
COMMERCIAL (PD-C)**

(Granite Drive Automotive and Retail Center)



EXHIBIT B

GENERAL DEVELOPMENT PLAN

(Granite Drive Automotive and Retail Center / PDG-2000-03)

DEVELOPMENT STANDARDS

The following development standards shall govern the development of those certain parcels of land described as Assessor Parcel Numbers 045-080-37 and 38; 045-102-23, 24, 25, and 26, City of Rocklin, Placer County, California.

A. Permitted Uses.

All permitted uses as allowed in the C-2 zone as set forth in the Rocklin Municipal Code, Section 17.46.010, except for those C-2 uses listed under Section C of this ordinance are prohibited.

B. Conditional Uses.

All conditional uses as allowed in the C-2 zone as set forth in the Rocklin Municipal Code Section 17.46.020; and adding the following:

- (a) Automotive Dealership
- (b) Automobile repair shops (light), when in a stand alone, detached building.
- (c) Automobile repair shop (heavy); when incidental to an Automotive Dealership and located within the same structure as an Automotive Dealership;
- (d) Automobile body and paint shop; when incidental to an Automotive Dealership and located within the same structure as an Automotive Dealership.
- (e) Automobile car wash, when in a stand alone, detached building.

C. Prohibited Uses.

- (a) Automobile repair shop (heavy); when not affiliated with an Automotive Dealership; when proposed in a stand alone, detached building.
- (b) Automobile body and paint shop; when not incidental to an Automotive Dealership; when proposed in a stand alone, detached building.
- (c) Automotive rentals when in a stand alone, detached building.
- (d) Any use allowed within this general development plan with a public address system or utilizing an amplified sound system, which is incorporated into the operation of the business, which can be heard outside of the building.
- (e) Churches.
- (f) Commercial parking.
- (g) Mini-storage.
- (h) Sex oriented businesses as defined and regulated in Chapter 17.79 of the Rocklin Municipal Code.

D. Height Restrictions.

The maximum height for principal buildings and structures shall be thirty-five 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.

E. Lot Area.

The minimum lot areas shall be the same as set forth for the C-2 zone in the Rocklin Municipal Code, Section 17.46.040.

F. Setbacks.

Shall be the same as set forth for the C-2 zone in the Rocklin Municipal Code, Section 17.46.060, except that there shall be a minimum of a thirty foot (30') setback required for all buildings from the property line adjacent to Interstate 80. Parking, landscaping, signs, displays, and similar features shall be allowed within the setback area.

G. Zone Size Minimums.

Shall be the same as set forth for the C-2 zone in the Rocklin Municipal Code, Section 17.46.070.

H. Off-street Parking.

Off-street parking shall be provided subject to the regulations of Chapter 17.66 of the Rocklin Municipal Code and shall be required as follows:

(a) Automotive Dealership

Sales:

1 space per 1,000 square feet of indoor and outdoor display areas;

Service Area:

1 space per 400 square feet of automobile service area (excluding square footage for bays); plus

1 space per bay; plus

1 space for each company vehicle.

Vehicle parking spaces used or set aside for display of sales of automobiles need not necessarily conform to standard parking spaces. Such areas shall be included as part of the design review application, and shall be subject to review as part of the design review process.

I. Exterior Lighting.

(a) Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, and receiving, pathways, and working areas.

(b) All exterior lighting shall be designed to avoid adverse off-site glare on adjacent properties and to provide adequate security for parking areas and walkways. Cut-off shoebox type lights, or equivalent, shall be used and mounted such that all light is projected directly toward the ground.

(c) Maximum height for building and freestanding lighting shall not exceed 20 feet.

(d) Exterior lighting from the project site shall result in no more than zero (0) foot candles of light measured at the rear property line of the existing residences on Filaree Court and the front property line of the existing residences on Granite Drive.

- (e) Lighting shall be directed away from adjacent roadways and shall not interfere with traffic or create a traffic hazard.

J. Automobile Dealership Test Driving.

- (a) There shall be no test driving of automobiles offered for sale within the Foothills Auto Center on the local streets within the Sierra Meadows subdivision (i.e. Manzanita Drive, Buckeye Drive, and Tamarack Drive).
- (b) All automobile dealerships shall develop and implement a business plan, for review and acceptance by the Community Development Director, to instruct car salespeople not to use the residential area for test driving of cars.

K. Hours of Operation.

Hours of operation for any auto dealership shall be as follows:

6:30 a.m. – 9:00 p.m. (Monday – Friday)

8:30 a.m. – 7:00 p.m. (Saturday)

10:00 a.m.- 6:00 p.m. (Sunday)

L. Use of Elevated Display Ramps.

The use of portable automobile ramps, such as the type shown on Exhibit 1, shall be prohibited.

M. Use of Portable Canopy Structures.

The use of portable canopy structures, such as the type shown on Exhibit 2, shall be prohibited.

N. Maintenance.

- (a) The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department.
- (b) The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners to the satisfaction of the Community Development Director.

O. Deliveries.

Delivery and off-loading of vehicles to any project site shall not occur within the public right-of-way and shall be limited to the hours of operation in Section K.

P. Special Advertising Devices.

Special advertising devices shall be prohibited.

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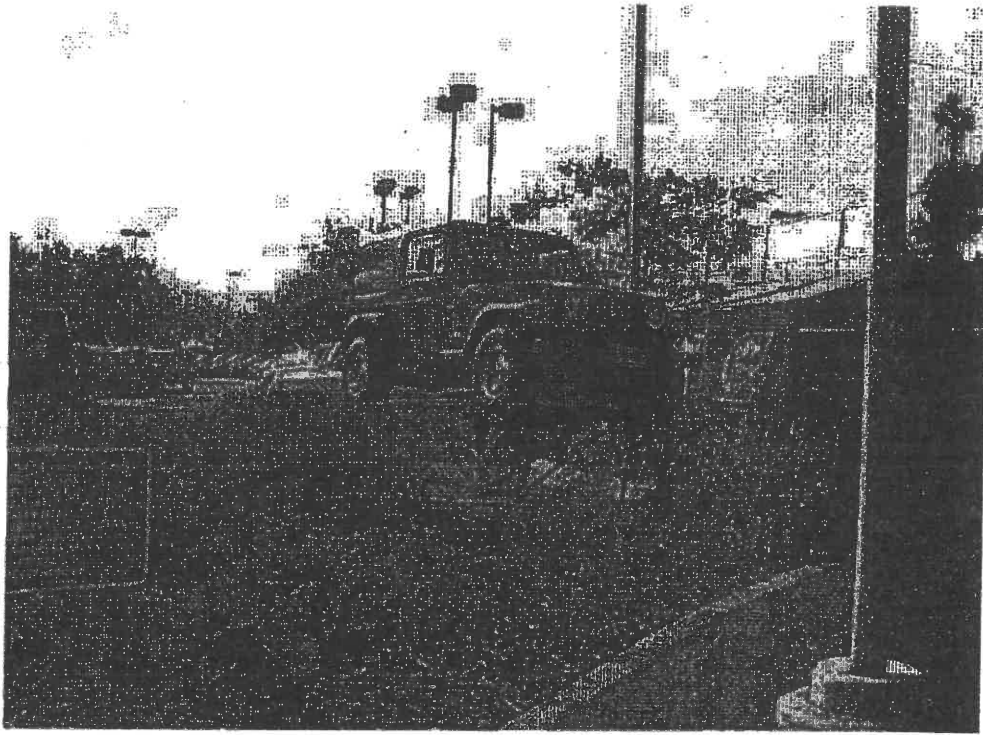


Exhibit 1

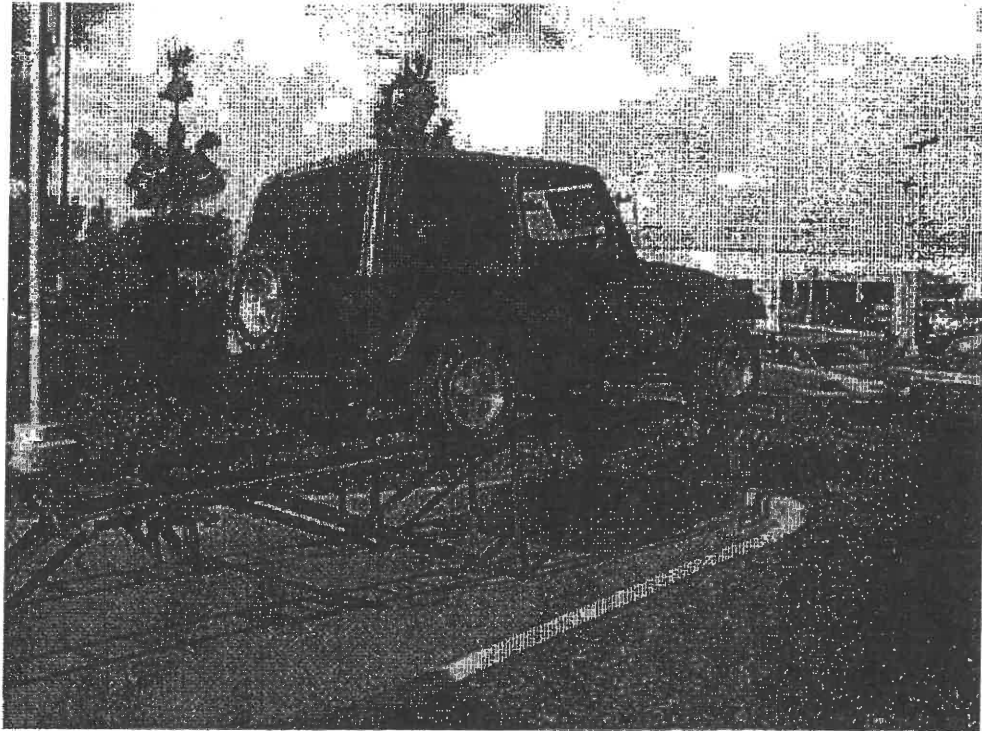


Exhibit 1

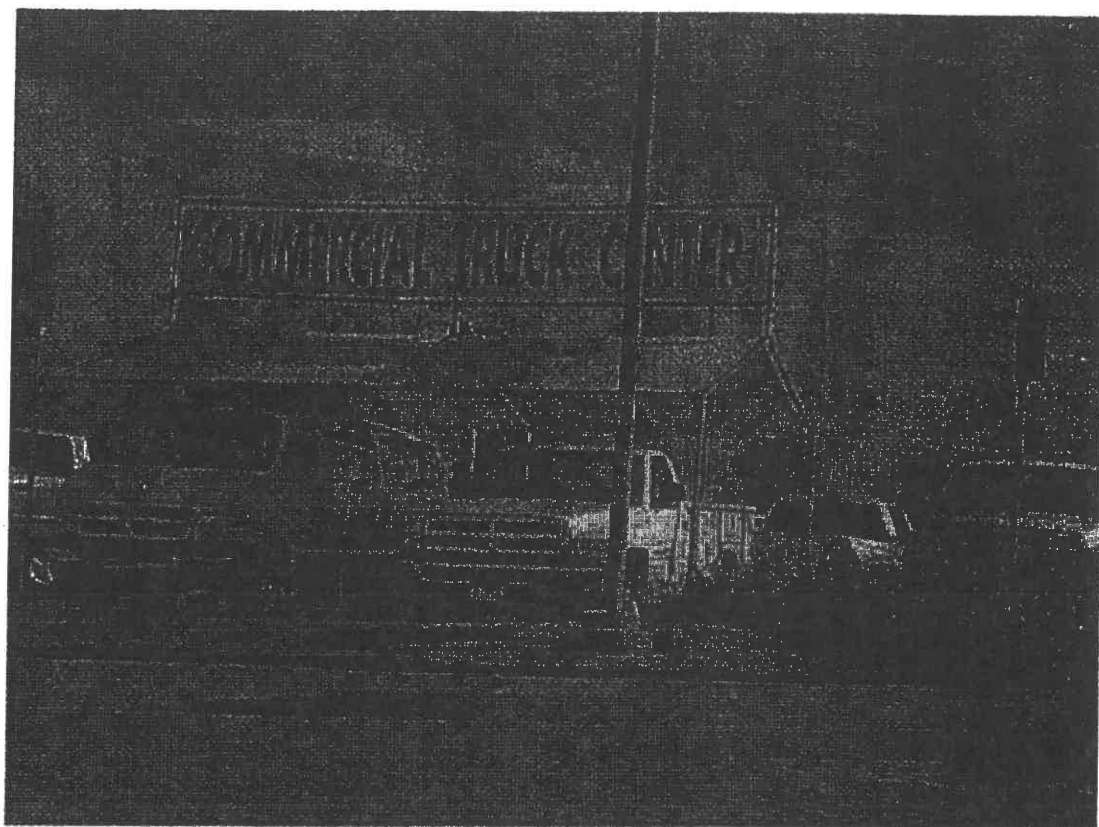


Exhibit 2