

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.

GENERAL PLAN and ZONING DESIGNATION

TOTAL ACRES

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

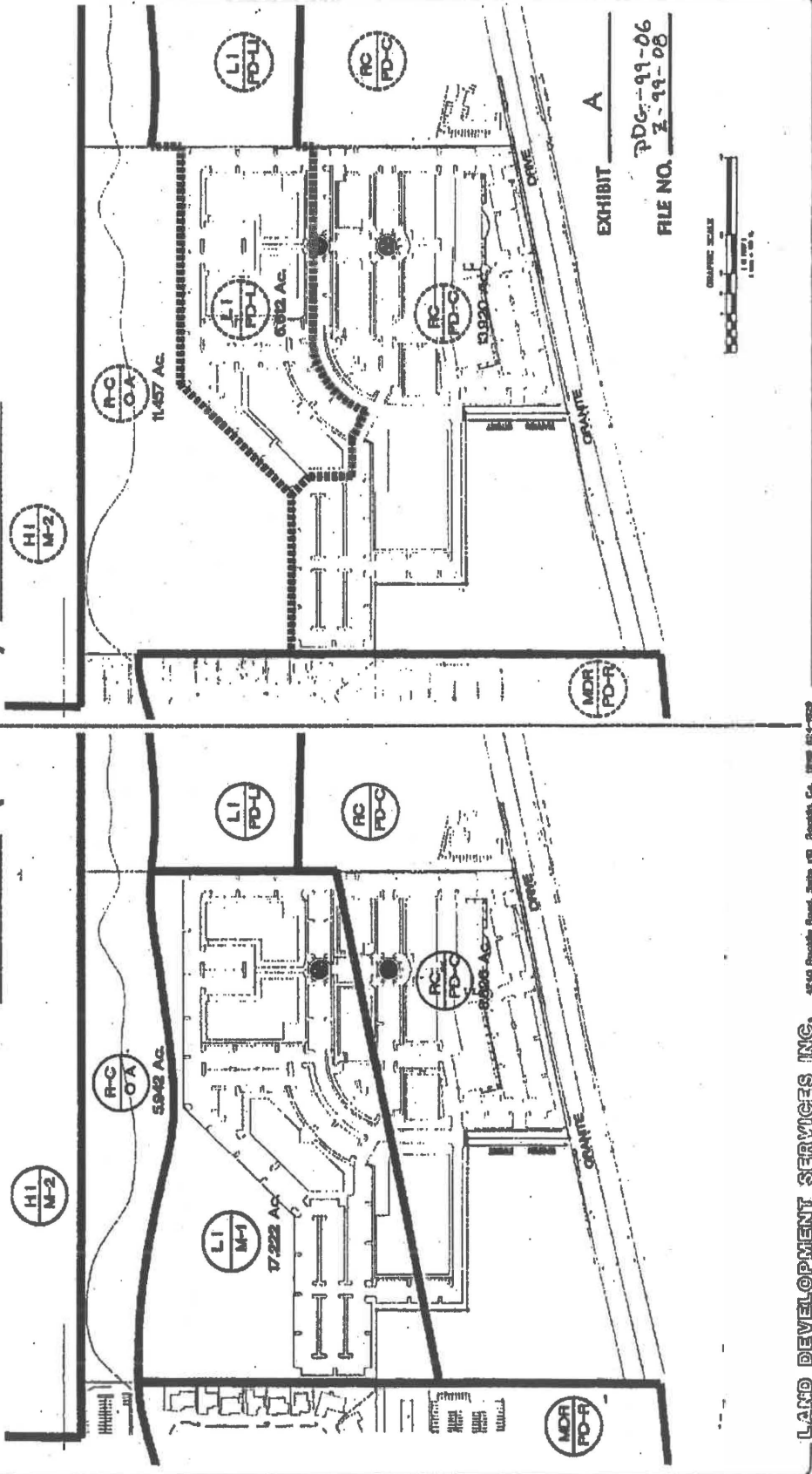
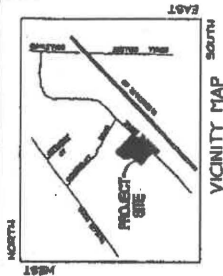
ZONING DESIGNATION
 OA (OPEN AREA)
 PD-C (PLANNED DEVELOPMENT COMMERCIAL)
 PD-L (PLANNED DEVELOPMENT LIGHT INDUSTRIAL)



EXISTING: ←

→ PROPOSED:

EXISTING	AC.	AC.	AC.	AC.	NET CHANGE
5,442	AC.	11,487	AC.	-6,045	AC.
17,222	AC.	8,962	AC.	+8,360	AC.
31,999	AC.	31,999	AC.	0	AC.
TOTAL	31,999	TOTAL	31,999	NET CHANGE	0



PDG-99-06
 FILE NO. 2-99-08

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 at 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

GENERAL PLAN AND ZONING DESIGNATION

TOTAL ACREAGE
31.99 AC.

GENERAL PLAN
R-C (RECREATION / CONSERVATION)
RC (RETAIL COMMERCIAL)

ZONING DESIGNATION

LI (LIGHT INDUSTRIAL)
PD-C (PLANNED DEVELOPMENT COMMERCIAL)
PD-LI (PLANNED DEVELOPMENT LIGHT INDUSTRIAL)

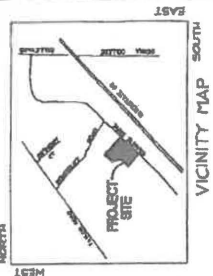


EXISTING	AC.	PROPOSED	AC.	NET CHANGE	AC.
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1,622	AC.	15,520	AC.	+13,898	AC.
0	AC.	0	AC.	0	AC.
TOTAL:	31.99	TOTAL:	31.99	0	AC.

EXISTING	AC.	PROPOSED	AC.	NET CHANGE	AC.
7,222	AC.	10,467	AC.	+3,245	AC.
0	AC.	15,920	AC.	+15,920	AC.
0	AC.	6,612	AC.	+6,612	AC.
TOTAL:	31.99	TOTAL:	31.99	0	AC.

EXISTING: ←

PROPOSED: →



GENERAL PLAN AND ZONING DESIGNATION EXHIBIT

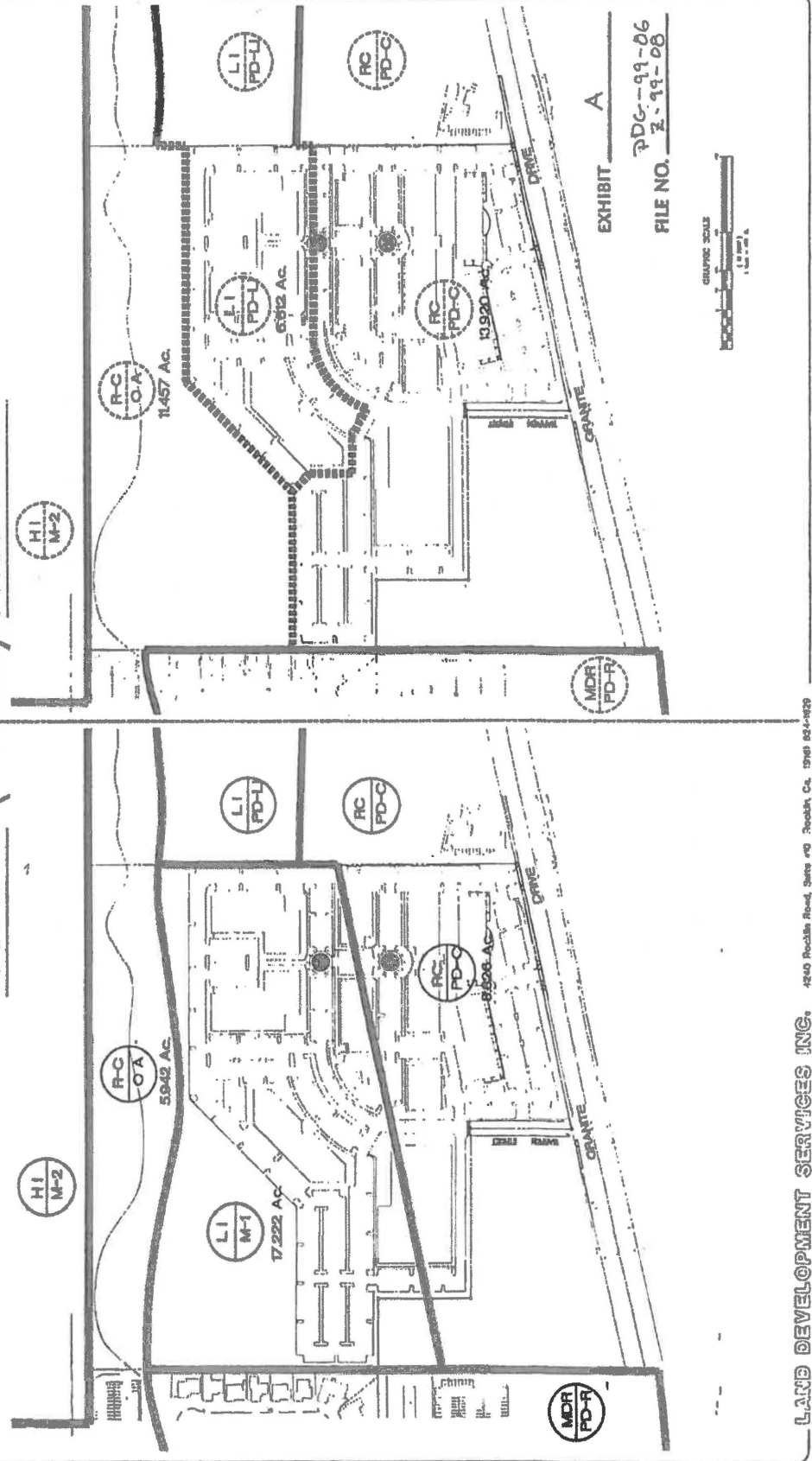
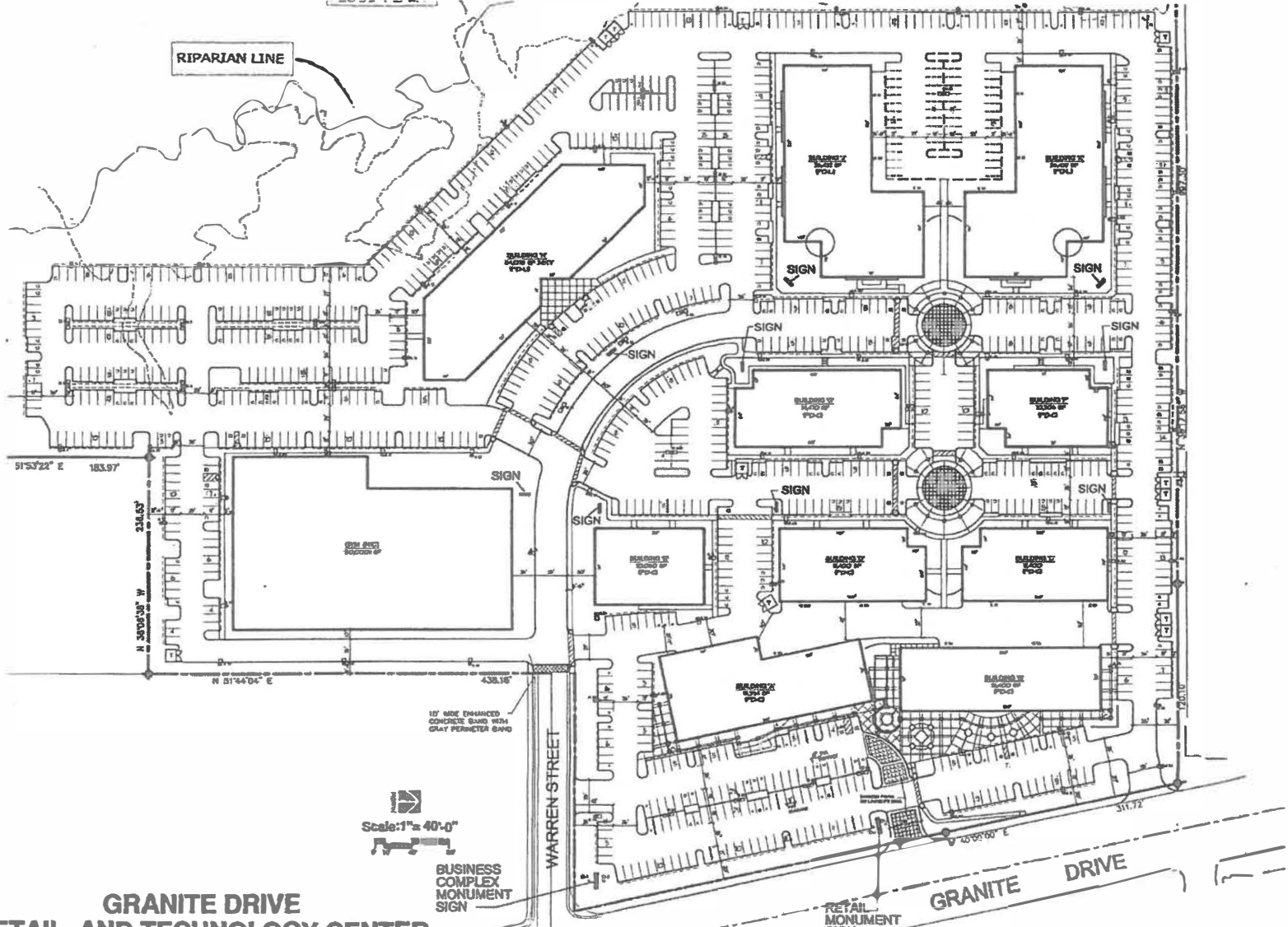


EXHIBIT A
FILE NO. PDG-99-06
Z-99-08





**GRANITE DRIVE
RETAIL AND TECHNOLOGY CENTER**

Rocklin, California
Preliminary Site Plan

Scale: 1" = 40'-0"


 BUSINESS COMPLEX MONUMENT SIGN

BORGES ARCHITECTURAL GROUP
 Architects Interior Design Planning
 3017 Douglas Blvd., Suite 200, Sherrill, CA 95941
 (916) 720-7200 Fax: (916) 770-3027 Fax
 December 2, 1999



City of Rocklin

3970 Rocklin Road
Rocklin, California 95677-2720
O | 916.625.5000
F | 916.625.5095
www.rocklin.ca.us

August 24, 2011

David White
CB Richard Ellis, Inc.
1512 Eureka Road, Ste. 100
Roseville, CA 95661

VIA E-Mail: Dave.White@cbre.com

Re: Land Use Applicability Interpretation
Rocklin Crossfit / 4420 Granite Drive

Dear David,

I am pleased to be able to tell you that the Rocklin Community Development Department has determined that the Rocklin Crossfit business, as described in your letter of August 22, 2011 (attached) would be considered to be a "personal service establishment" and / or a "school, specialized education and training" for purposes of zoning classification and as such would be considered a permitted use under the zoning applicable to 4420 Granite Drive.

The proposed business location, an approximately 6,000 square foot tenant space located at 4420 Granite Drive, is zoned Planned Development Commercial (PD-C) in the Granite Drive Retail and Technology Center General Development Plan area. Gyms and fitness centers that operate on a business model similar to a gym are not a permitted or conditionally permitted land use in that zone district. However, based upon the information in your letter of August 22, 2011 detailing the nature and business model employed by Rocklin Crossfit, especially that clients would have to register for appointment times and that there would be a maximum of 12 clients and 2 coaches at the facility during any given hour. We find that the impacts of the business would be substantially similar to a personal service establishment, like a beauty shop, and/or a special education and training school, such as a ballet studio or a karate school, both of which are listed as a permitted land use in the applicable PD-C zone district, therefore, the Rocklin Crossfit (as described herein) would also be considered a permitted land use.

Information 916.625.5000

Administrative Services 916.625.5000 • City Hall 916.625.5560 • Community Development 916.625.5100
Community Services & Facilities 916.625.5200 • Fire 916.625.5300 • Police 916.625.5400 • Public Works 916.625.5500

Should the business change from the model described in your letter of August 22, 2011 (attached) or grow significantly larger it may no longer fit within this zoning classification. The business owner is advised to contact the Rocklin Planning Department before making any significant changes to the business model or embarking on an expansion of the business to ensure that any proposed changes would not impact this determination.

Please advise your clients to keep a copy of this letter in their files for reference and to include a copy with any application for tenant improvement building permits. If you have any questions or need further information, please do not hesitate to contact me at the Rocklin Planning Division, 3970 Rocklin Road, Rocklin, CA 95677, by phone at 916/625-5160, or via email Laura.webster@rocklin.ca.us.

Sincerely,



Laura Webster
Acting Planning Services Manager

Attachment(s)

cc: File(s)

BVF/

P:\PERMANENT PLANNING FILES\CORRESPONDENCE\2011\Rocklin Crossfit Zoning Approval Letter.doc



Dave White
Associate
Lic. 01759894

CB Richard Ellis, Inc.
Brokerage
Retail Properties
Broker Lic. 00409987

1512 Eureka Rd., Ste. 100
Roseville, CA 95661

916 781 4889 Tel
916 781 4870 Fax

dave.white@cbre.com
www.cbre.com/bwproperties

August 22, 2011

Via Email

Brett Finning
City of Rocklin

Dear Bret,

The purpose of this letter is to request a formal interpretation of the City of Rocklin's zoning code by the community development director in reference to a client of mine who would like to relocate their business on Granite Dr. My client, Rocklin Crossfit, is currently subleasing space from California Family Fitness at 2511 Warren Dr. They have interest in moving their facility just across the street to 4420 Granite Dr. in the former Cope & McPheter's building.

The zoning ordinance shows that 4420 Granite Dr. is currently zoned PDC-1. We are requesting a formal interpretation of the code because Rocklin Crossfit feels their use is more of a personal service establishment than a gym. If the planning department views their lease as a gym, the time to get a conditional use permit as well as the C.U.P. fee will prohibit them from moving into the building.

Rocklin Crossfit is a personal training health and fitness center. Unlike a gym, clients are only allowed to come during predetermined time slots which they must sign up for online each day. Each hour there is a maximum of 12 clients and 2 coaches. Much of their focus is on health, such as eating habits, proper exercise procedures, and personal coaching. They also incorporate a 50 minute exercise routine into the class each day. Unlike a gym, which has hundreds of members who can come to the facility at any time, this use has a very limited clientele who are only allowed to come once per day. Once the class reaches 12, the clients must sign up for a different time slot. The overall focus is on improving health and body image of the personal clients, which we feel is much more of a service oriented facility. Understandably, a typical gym like Cal Fit or 24 Hour fitness would pose a parking issue to surrounding tenants. For a 6,000 SF tenant, we feel that our parking requirement will fall well below what is allotted per code and would be less than other types of uses that are approved per the code, i.e. - Beauty Shop, professional office, bank, restaurant-bar combination, restaurant, or church.

We would like to move this tenant to allow the personal training coaches the opportunity to establish a state of the art training facility in a more prominent retail location. Thus far Cal Fit has not committed to allowing them to retain their current

Bret Finning
August 22, 2011
Page 2

location which is another reason they are looking at moving their location. They do not want to come to a point where they don't have a new location approved and run out of lease term without the option to renew.

Thank you for your time and consideration. We appreciate your review and interpretation of the zoning code to allow us to locate at 4420 Granite Dr. Please don't hesitate to give me a call if you have any questions or need any additional information on our use.

Sincerely,

CB Richard Ellis, Inc.

A handwritten signature in black ink, appearing to read "D White".

Dave White
Associate
(916) 781-4889

DW:sf N:\Team-Burmas_White_Burmas_White Support\DWWhiteQ011\Finning2-151.doc