

PLANNING COMMISSION RESOLUTION PC-92-67

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
APPROVING A NEGATIVE DECLARATION  
OF ENVIRONMENTAL IMPACTS AND USE PERMIT MODIFICATION/U-91-01  
(Pacific and Farron Streets Automotive Center/U-92-10)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. An initial study has been prepared on the project. Based on revisions to and conditions on the project agreed to by the applicant, there is no substantial evidence that the project will have a significant adverse impact.

Section 2. A Negative Declaration of Environmental Impact is hereby approved on Use Permit Modification U-92-10, the Pacific and Farron Streets Automotive Center. Upon approval of the project, the Environmental Coordinator shall file a Notice of Determination with the County Clerk of Placer County pursuant to the provisions of Section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

Section 3. The Planning Commission finds and determines that:

1. The establishment, maintenance or operation of the light automobile repair shop uses as indicated on Exhibit A and building or structures applied for will not, under the circumstances of this particular case, be detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of such proposed use.
2. The establishment, maintenance or operation of the light automobile repair shop uses as indicated on Exhibit A or structures applied for will not, under the circumstances of this particular case, be detrimental or injurious to property and improvements in the neighborhood.
3. The establishment, maintenance or operation of the light automobile repair shop uses as indicated on Exhibit A and buildings or structures applied for will not, under the circumstances of this particular case, be detrimental or injurious to the general welfare of the City.

4. The establishment, operation, height and maintenance of the light automobile repair shop uses as indicated on Exhibit A and buildings or structures is consistent with the General Plan and applicable zoning of the property.

Section 4. The Use Permit Modification U-92-10, is hereby approved, together with Exhibit A, attached hereto and incorporated herein, subject to the following conditions:

1. The developer shall provide, on final improvement plans and during the time of construction, provisions for dust control, revegetation of disturbed areas, and erosion control, to the satisfaction of the City Engineer.

2. The subdivider shall prepare and implement a drainage plan to the satisfaction of the City Engineer. This plan shall provide for detention of stormwater runoff at predevelopment levels.

3. The developer shall install improvements in accordance with the Placer County Water Agency Master Plan to satisfy City requirements for domestic water and fire flow to the satisfaction of the City Engineer and the Fire Chief.

4. The developer shall provide for sewer service to the satisfaction of the South Placer Municipal Utility District.

5. The number, design and location of trash enclosures shall be to the satisfaction of the Auburn-Placer Disposal Company.

6. The Fire Department shall assign addresses at the time of the Building Permit submittal, and the posting of the address shall be to the satisfaction of the Fire Chief.

7. The developer shall install exterior lighting, such that there is no adverse glare on adjacent properties, to the satisfaction of the Police Chief and the Community Development Director. The parking lot and driveway lighting shall be submitted to the Police Chief and Community Development Director for review prior to installation. The lighting plan shall show illumination of all four side of the buildings.

8. The developer shall prepare a Final Landscape Plan to the satisfaction of the Community Development Director. The Final Landscape Plan shall include the following:

A. A detailed description of soil amendments.

B. An Irrigation Plan, including a description of all equipment to be installed.

C. Suggested tree staking.

D. Installation of granite or moss rock boulders in the landscape strips, including the landscape strip northerly of the driveway on Farron Street.

E. Berming of landscape strips along the public rights-of-way up to the buildings or to the retaining structures between the buildings and the installation of shrubs in these landscaped areas to screen the undercarriages of vehicles as viewed from the adjacent public rights-of-way. The retaining structures between the buildings shall be 24" high or a minimum of 18" high if the berming of the landscape areas supported by the retaining structures achieve an effective 24" height similar to the 24" high retaining structures.

F. The property owner shall install and maintain sod and granite boulder landscaping within the public right-of-way, along Pacific Street and Farron Street, as shown on Exhibit A, under a City issued encroachment permit and enter in an agreement with the City for the property owner to defend and indemnify the City against liability arising from the use and maintenance of that portion of the right-of-way.

G. A four (4) foot high black vinyl-coated chain-link fence shall be installed beginning at parking space no. 1 on Exhibit A extending along the northerly property boundary to the far rear wall of Building C to the satisfaction of the Community Development Director. In addition to the proposed trees, shrubs, such as Photinia, shall be installed in the landscape strip immediately adjacent to this fence to the satisfaction of the Community Development Director. The shrubs shall soften the fence as well as provide screening of the undercarriages of vehicles as viewed from off-site.

9. The landscaping shall be installed prior to issuance of any Certificate of Occupancy Permit to the satisfaction of the Community Development Director.

10. The applicant shall submit a coordinated sign program for the project prior to the issuance of the first building permit to the satisfaction of the Community Development Director. A total of two monument signs shall be allowed in general compliance with those indicated on Exhibit A.

11. The monument signs shall be located on the site so as not to obstruct the view of motorists to that satisfaction of the City Engineer and the Community Development Director.

12. The developer shall demonstrate adequate screening of all rooftop equipment prior to the issuance of a Certificate of Occupancy to the satisfaction of the Community Development Director.

13. Prior to issuance of a building permit, the developer shall bond for the design and installation of the ultimate frontage improvements on Pacific Street to the satisfaction of the City Engineer. The applicant shall file a deferral agreement for the installation of the Pacific Street improvements. The installation of the Pacific Street improvements shall be deferred until it is deemed appropriate by the City of Rocklin.

14. Outside storage of repair parts or retail products offered for sale is prohibited.

15. The proper demolition permits must be obtained from the City of Rocklin prior to any demolition work on-site.

16. Prior to issuance of a Certificate of Occupancy, all garbage and debris must be removed from Parcels A, B, C, and D as indicated on Exhibit A to the satisfaction of the Community development Director.

17. The developer shall enter into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin and adjacent areas which are or may be affected by development within the City of Rocklin and adjacent areas which are or may be affected by development within the City of Rocklin. The agreement shall also indemnify the City of Rocklin. The agreement shall also indemnify the City against claims arising from the subdivider's construction of improvements or development of the subdivision and shall be recorded and binding on successors in interest of subdivider.

18. The developer shall grade, as necessary, the berms on each side of all driveway approaches to assure adequate sight distance, to the satisfaction of the City Engineer.

19. The uses permitted under the conditional use permit shall be those businesses engaged primarily in maintenance and light repair of automotive vehicles including but not limited to oil changes, lubrication, tire repair and sales, smog checking, muffler replacement, transmission repair, brake shops, tune-up shops, auto glass replacement and radiator shops (maintenance and replacement only.) These uses involve maintenance and part replacement only.

20. Building A shall be designed to be consistent with the exterior colors, materials and architectural style of Buildings B and C to the satisfaction of the Community Development Director and Chief Building Official. The stucco canopy feature on Buildings B and C shall be used on Building A and wrap around the Pacific Street facade of that building extending along the entire Farron street frontage. Should the developer decide to vary colors, materials and/or architectural style of building A as compared with Buildings B and C, said developer shall obtain design review approval of the proposed plans to the satisfaction of the Planning Commission.

21. A smooth block finish may be installed between the fluted, splitface block bands at the uppermost portions of Buildings A, B and C to the satisfaction of the Community Development Director.

22. The Use Permit shall expire within two years of the adoption of this resolution unless the building permit is issued or an extension is granted by the Planning Commission.

PASSED AND ADOPTED this 3rd day of November, 1992, by the following roll call vote.

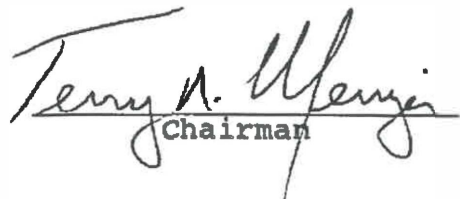
AYES: Commissioners: McLennan, Cullivan, Moore, Sully, Meinzer

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

DRW: smh  
10309204

  
Chairman