

ORDINANCE NO. 923

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING TO PLANNED DEVELOPMENT
COMMERCIAL (PD-C), PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI),
AND OPEN SPACE (OS) AND ADOPTION OF A GENERAL DEVELOPMENT
PLAN
(PACIFIC TECH PARK / Z-2006-01, PDG-2006-04)

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. The proposed zoning amendments would ensure that the zoning on an approximately 7.68 acre site know as the Pacific Tech Center (APN: 046-010-058) would be consistent with the concurrently proposed general plan amendment, GPA-2006-01. The proposed general development plan would establish land uses and development criteria for the new zoning districts, as indicated in Exhibits A and B.

B. A mitigated negative declaration of environmental impacts prepared for this project has been approved via Planning Commission Resolution No. 2007-227.

C. The proposed general development plan and zoning 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 general development plan and zoning.

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

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

G. The City Council has considered the effect of the proposed general development plan and zoning 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 general development plan and zoning in the form as shown on Exhibits A & B, attached hereto 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.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on August 14, 2007, by the following vote:

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

NOES: Councilmembers:None

ABSENT: Councilmembers:None

ABSTAIN: Councilmembers:None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on August 28, 2007, by the following roll call vote:

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

NOES: Councilmembers:None

ABSENT: Councilmembers:None

ABSTAIN: Councilmembers:None


Kathy Lund, Mayor

ATTEST:


Barbara Ivanusich, City Clerk

First Reading: 8/14/07

Second Reading: 8/28/07

Effective Date: 9/28/07

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EXHIBIT A

(map of proposed zoning)

PACIFIC TECH PARK

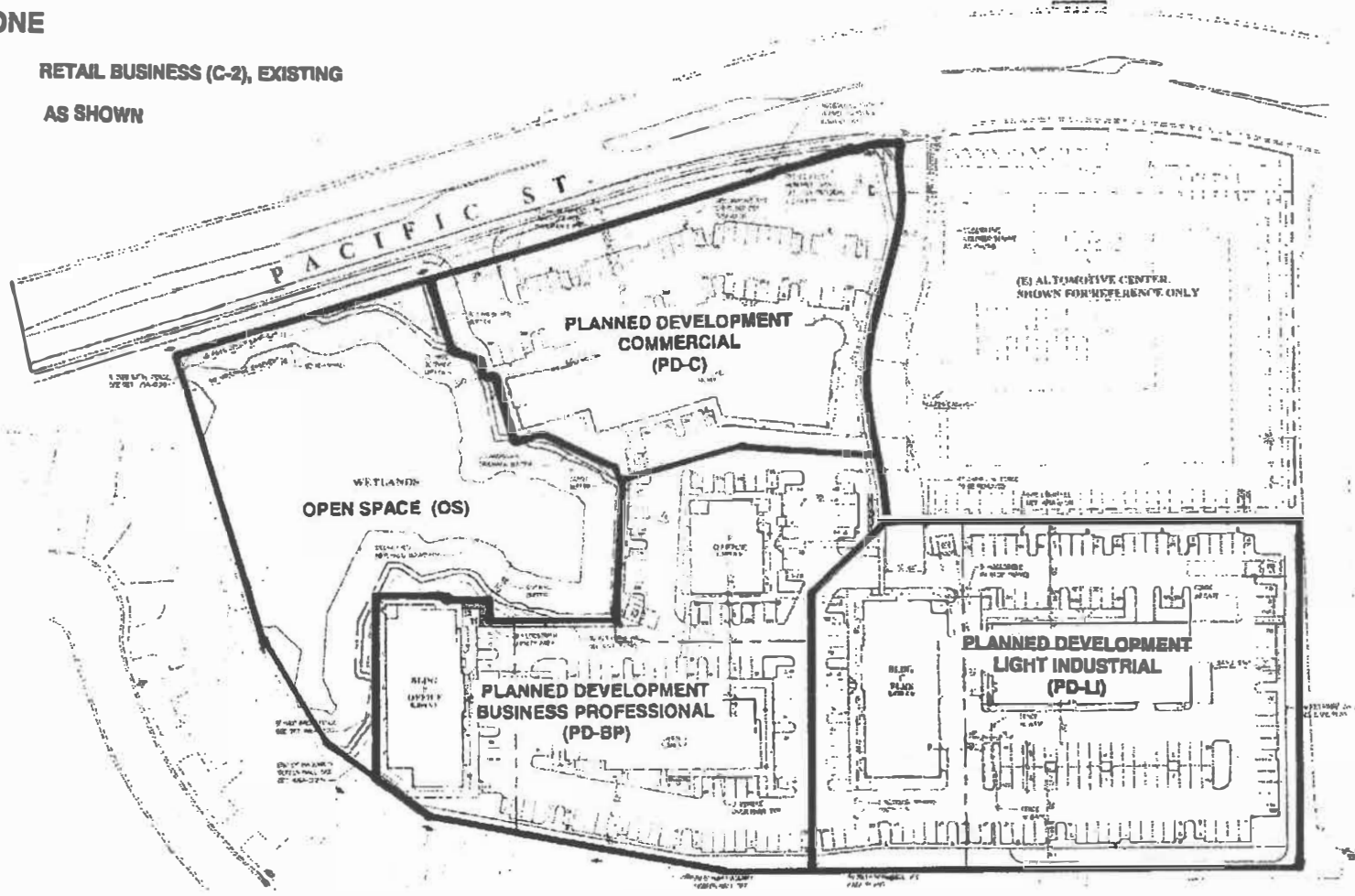
ROCKLIN, CALIFORNIA

Borges
Architectural
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(916) 733-8857 Fax
www.borgesarch.com
info@borgesarch.com

REZONE

FROM: RETAIL BUSINESS (C-2), EXISTING

TO: AS SHOWN



OVERALL SITE PLAN

Clients: FOOTHILL TECH PROPERTIES, LLC

DATE: 05/08/06
FOR: BAYTAL GATE, ORNDORF
JOB NO. 2486
SCALE: 1"=40' 0"
REVISION: 04-29-07
BY: [Signature]

SA-0.10

EXHIBIT A

Z-2006-01
Pacific Tech Park Rezone

Zone lines to generally be coterminous with lot lines as indicated on Tentative Parcel Map DL-2006-02

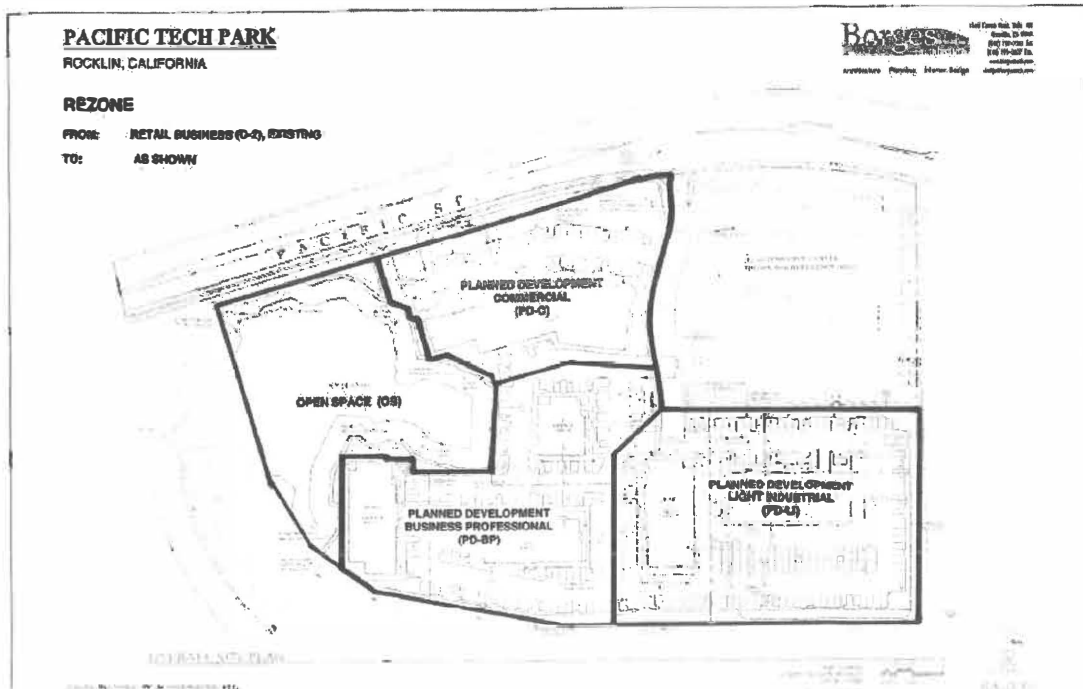
EXHIBIT B

PACIFIC TECH PARK GENERAL DEVELOPMENT PLAN PDG-2006-04

- PURPOSE.** The Pacific Tech Center project area located southerly of Pacific Street and north of Woodside Drive is an infill retail commercial / office / light industrial project adjacent to existing residential development. The General Development Plan is intended to establish development standards, permitted, conditionally permitted, and prohibited land uses and encourage a creative and flexible approach to the development of the 7.82-acre property in a manner that integrates development with the site and surrounding development.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

2. ZONE BOUNDARIES / MAP



Map indicating the area included in the Pacific Tech Center General Development Plan, PDG-2006-04.

3. RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE. All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

4. ZONING DISTRICTS.

The following zoning districts are designated in the Pacific Tech Center Planned Development:

PD-C Commercial.

Purpose: To provide for retail stores, restaurants, offices, and supportive commercial uses to meet the needs of residents and travelers.

PD-BP Business Professional.

Purpose: To provide for professional office development to meet the needs of area residents.

PD-LI Light Industrial.

Purpose: To provide for restricted non-intensive manufacturing, research, storage, and maintenance facilities which do not have a significant detrimental impact on surrounding properties or the environment.

OS Open Space.

Purpose: To provide for the maintenance of wetland areas to preserve wildlife habitat.

5. USES APPLICABLE TO COMMERCIAL, BUSINESS PROFESSIONAL, AND LIGHT INDUSTRIAL ZONES.

The following table identifies Permitted, Conditionally Permitted, and Prohibited Uses. All uses shall be conducted inside a building. Hours of operation for all permitted uses shall be limited to 6:00 a.m. to 10 p.m. unless a conditional use permit authorizing different hours has been approved.

P = Permitted Use U = Conditionally Permitted Use -- = Prohibited Use

Uses	PD-C	PD-BP	PD-LI
Any permitted use that would operate during the hours of 10:00 p.m. to 6:00 a.m.	U	U	U
Any use with outside sales and service and / or an out side yard	--	--	--
Appliance sales	P	--	--
Arts and crafts store, hobby shop	P	--	--
Arcades	--	--	--
Auto & Marine related sales	--	--	--
Auto & Marine related sales and service	--	--	--
Auto parts sales	P	--	--
Auto body and paint shop	--	--	--
Automobile repair (light)	--	--	--
Automotive repair (heavy)	--	--	--
Bakery / donut shop	P	--	--
Banking / insurance / financial operations	P	P	--
Barber shop	P	--	--
Beauty Shop	P	--	--
Billiard rooms	--	--	--
Bio-tech laboratories	--	--	P
Blacksmith shop	--	--	--
Boat building	--	--	--
Book Binding		--	P
Book store and periodical store (except that adult / sex oriented book and periodical stores shall be regulated b Section 17.79.020 of the RMC)	P	--	--
Bottling plant	--	--	--
Building materials sales (indoor only)	--	--	P
Cabinet shop	--	--	C
Call centers (must provide eight parking spaces / 1,000 gross s.f. of floor area)	--	--	P
Cold storage	--	--	P
Computer and related sales	P	--	--

Computer hardware and software development and assembly	--	--	P
Confectionery store	P	--	--

Uses (continued)	PD-C	PD-BP	PD-LI
Convenience Store	U	--	--
Day care facility	U	--	--
Drug store	P	--	--
Dry cleaning & Laundry	P	--	--
Dry cleaning & Laundry Bulk Plants	--	--	--
Equipment / vehicle rental and / or storage	--	--	--
Flower shop	P	--	--
Food and beverage processing	--	--	P
Furniture stores	P	--	--
Gift Shop	P	--	--
Hardware and home improvement stores with no exterior yard	P	--	--
Indoor health and fitness centers 3000 s.f. or less	P	--	--
Indoor health and fitness centers 3000 s.f. or more	--	--	--
Home improvement center with outside yards	--	--	--
Hotels, motels, and lodgings	--	--	--
Janitorial services and supplies	--	--	P
Jewelry store	P	--	--
Light manufacturing , fabrication, assembly, component manufacturing, small parts processing	--	--	P
Liquor store (including wine shops with or without tasting)	P	--	--
Mail centers	P	--	--
Movie Theater	--	--	--
Outdoor plant sales / nursery	--	--	--
Outdoor seating (subject to the provisions of Section 8 of this GDP)	P	--	--
Paint, floor and wall coverings	P	--	--
Pest control	--	--	P
Pet shop / grooming services	U	--	--
Photographic studio, photo shop	P	--	--
Places of assembly (i.e. churches, fraternal organizations, lodges)	--	C	--
Printing shops	--	--	P
Professional office, medical offices & clinics, urgent care	P	P	--
Public utility service yards	--	--	--
Radio and / or television repair	P	--	P
Record or music store	P	--	--
Research and development	--	--	P
Restaurant-bar combination, restaurant, coffee shop	P	--	--
Retail & office as an appurtenant use only	n/a	n/a	P
Retail food store	P	--	--
Sheet metal shop	--	--	--

Shoe repair	P	--	P
Soda fountain / ice cream parlor	P	--	--

Uses (continued)	PD-C	PD-BP	PD-LI
Stationery store	P	--	--
Taxidermy	--	--	P
Toy store	P	--	--
Upholstery	--	--	P
Variety or general merchandise store	P	--	--
Veterinary clinic	C	--	P
Video / DVD sales or rental	P	--	--
Vocational School	C	--	C
Welding shop	--	--	--
Wholesaler and warehouse	--	--	P
Yard and garden sales with no outside yard requirements	P	--	--

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be permitted, conditionally permitted, or prohibited uses.

6. DEVELOPMENT STANDARDS APPLICABLE TO COMMERCIAL, BUSINESS PROFESSIONAL, AND LIGHT INDUSTRIAL ZONES.

DEVELOPMENT STANDARDS ALL AREAS

- a) Min. lot area 10,000 sq. ft.
- b) Min. lot width 100'
- c) Min. lot depth 100'
- d) Setbacks:
 - Front - 15' minimum (1)
 - Side- 10'
 - Rear - 10'
 - Delineated Wetland Boundary - 35' minimum (1)
25' minimum (2)
- e) Max. lot coverage - 60%
- f) Max. building height - 35'(3)

- (1) To parking improvements and buildings.
- (2) To formal landscaping, retaining walls, and pedestrian amenities.
- (3) In the Planned Development Commercial (PD-C) and Planned Development Business Professional (PD-BP) areas only, subject to the approval of a conditional use permit, building heights may be increased to a maximum of 50'.

7. DEVELOPMENT STANDARDS AND USES APPLICABLE TO THE OPEN SPACE ZONE

The following special land use and development standards shall apply to the open space zone. The area shall generally be left untouched and in its natural state. Limited landscaping and similar improvements may be installed subject to obtaining approval from the U.S. Army Corps of Engineers and / or the California Department of Fish and Game, as appropriate, and the City of Rocklin.

8. SPECIAL STANDARDS

a. Outdoor Seating

- i. The outdoor seating area shall be maintained free of trash and any other debris to the satisfaction of the Community Development Director.
- ii. Prior to establishing, enlarging, or modifying an outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, fencing, screening, and providing shade for patrons to the Community Development Director for review and approval.
- iii. Decorative wrought iron fencing and/or container plantings shall be required to delineate outdoor seating areas to the satisfaction of the Community Development Director.
- iv. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director. No plastic furniture shall be permitted.

b. Noise

- i. Use of a public address system that can be heard outside of a building is prohibited.
- ii. Use of an amplified sound system to provide music for an outdoor seating area, where permitted per Section #5, is permissible however such music is intended to be a muted background noise and should not be audible from a distance of 100-feet from the building.
- iii. Delivery trucks and loading dock operations shall be restricted to the daytime hours of 7:00 a.m. to 10:00 p.m. This time restriction does not apply to trash pick-up services. Delivery hours shall be posted at all appropriate locations.

- iv. If dust collection systems are needed by any future tenant, such systems shall be shielded from the residences to the south of the project site and shall comply with the City of Rocklin noise level criteria.

ORDINANCE NO. 1098

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE FIRST AMENDMENT TO THE PACIFIC TECH PARK GENERAL DEVELOPMENT PLAN, REPLACING AND SUPERSEDING ORDINANCE 923, AND APPROVING THE REZONE OF THREE PARCELS FROM PLANNED DEVELOPMENT BUSINESS PROFESSIONAL (PD-BP) TO PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI)

(Pacific Tech Park / PDG2017-0006 AND Z2017-0008)

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. The proposed General Development Plan Amendment and Rezone (PDG2017-0006 and Z2017-0008) of an approximately 2.0 acre portion of the existing Pacific Tech Park project area would enlarge the PD-LI zone and remove the PD-BP zone within the Pacific Tech Park General Development Plan. The subject property is generally located 900 feet south of the intersection of Sunset Boulevard and Pacific Street. APNs 046-010-070, 071, 072, 073, 074, 075, and 076.

B. The proposed Pacific Tech Park project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Pacific Tech Park Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2007-227. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Pacific Tech Park project is required, nor should be conducted, since the Pacific Tech Park General Development Plan Amendment and Rezone is within the scope of the Pacific Tech Park MND which adequately describe these activities for purposes of CEQA for the following reasons:

i) No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the Pacific Tech Park project;

ii) No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

iii) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:

a) That the project will have one or more significant effects not discussed in the previous MND;

b) That significant effects previously examined will be substantially more severe than shown in the previous MND;

c) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

d) That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

C. The proposed General Development Plan Amendment and Rezone are consistent with the concurrent General Plan Amendment (GPA2017-0006) 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 general development plan and rezoning.

E. The proposed General Development Plan Amendment and Rezone are compatible with the land uses existing and permitted on the properties in the vicinity.

F. The land uses, and their density and intensity, allowed in the proposed General Development Plan Amendment and Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The City Council has considered the effect of the proposed General Development Plan Amendment and Rezone 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.

H. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of industrial space available in Rocklin; and 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.

Section 2. The City Council of the City of Rocklin hereby approves the General Development Plan Amendment and Rezone (Pacific Tech Park / PDG2017-0006 and Z2017-0008), as shown on Exhibit A, attached hereto and incorporated by reference herein.

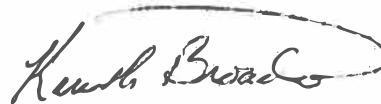
Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City 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.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on June 12, 2018, by the following vote:

AYES:	Councilmembers:	Yuill, Patterson, Broadway
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Gayaldo, Janda
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on June 26, 2018, by the following vote:

AYES:	Councilmembers:	Patterson, Janda, Gayaldo, Broadway
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Yuill
ABSTAIN:	Councilmembers:	None



Kenneth Broadway, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading:	6/12/19
Second Reading:	6/26/18
Effective Date:	7/26/18

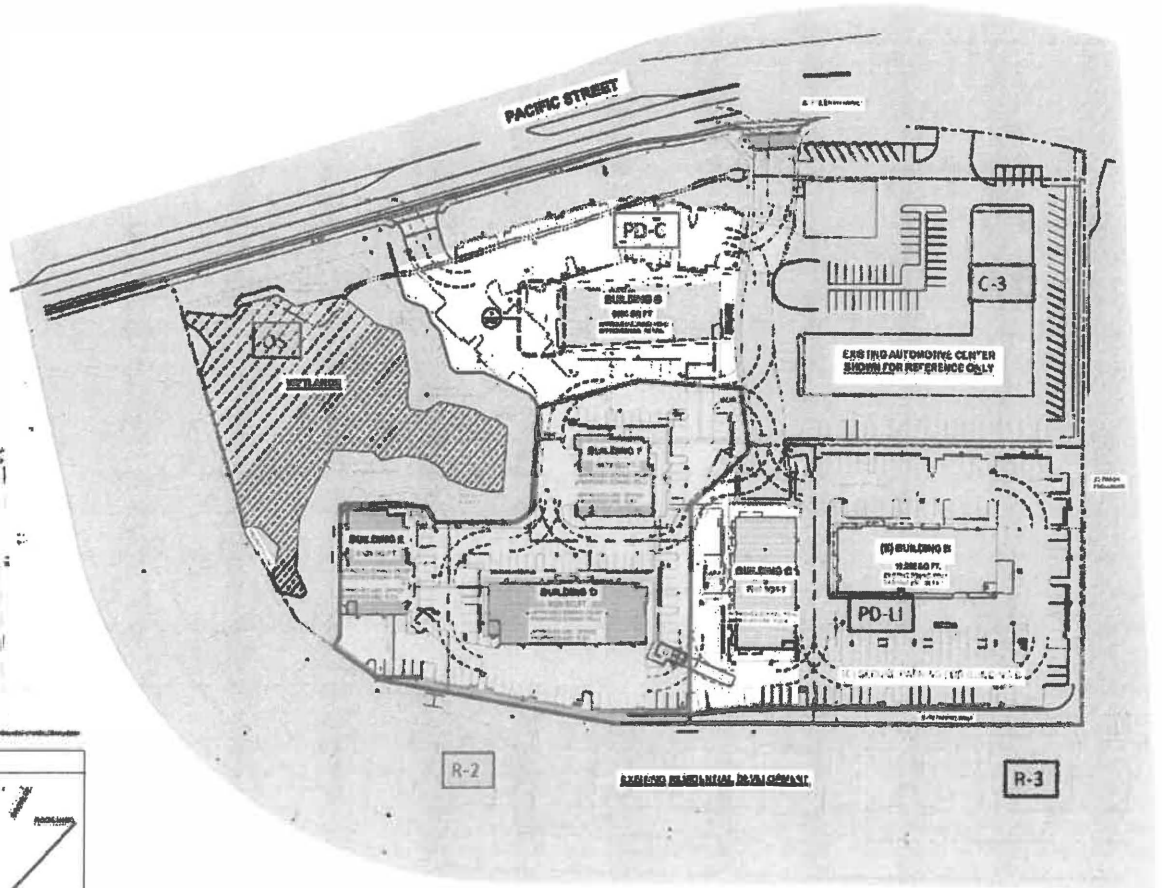
P:\PUBLIC PLANNING FILES\PROJECT FILES\Pacific Tech Park GPA-Z\Meeting Packets\CC 6-12-18\03 Pacific Tech Park CC Ord (PDG2017-0006, Z2017-0008) - final.docx

EXHIBIT A

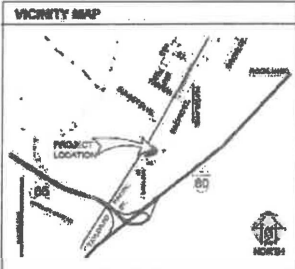
Pacific Tech Park / Z2017-0008

Map of Existing and Proposed Zoning

REZONE
EXHIBIT



ENLARGED PAVEMENT PLAN



Existing Zoning: Planned Development Business Professional (PD-BP)
Proposed Zoning: Planned Development Light Industrial (PD-LI)

PACIFIC TECH PARK SITE PLAN

EXHIBIT B

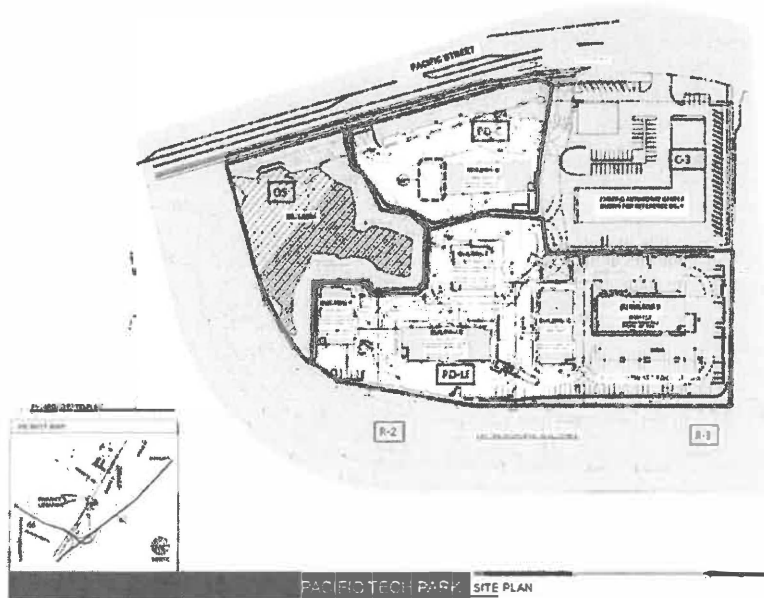
ORDINANCE 1098

**PACIFIC TECH PARK
GENERAL DEVELOPMENT PLAN AMENDMENT
PDG2017-0006
(Replace and Supersede Ordinance 923)**

- PURPOSE.** The Pacific Tech Park project area located southerly of Pacific Street and north of Woodside Drive is an infill retail commercial / light industrial project adjacent to existing residential development. The General Development Plan is intended to establish development standards, permitted, conditionally permitted, and prohibited land uses and encourage a creative and flexible approach to the development of the approximately 7.82 acre property in a manner that integrates development with the site and surrounding development.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

- ZONE BOUNDARIES / MAP.**



Map indicating the area included in the Pacific Tech Park General Development Plan, PDG2017-0006

3. **RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.** All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

4. **ZONING DISTRICTS.** The following zoning districts are designated in the Pacific Tech Center Planned Development:

PD-C Commercial.

Purpose: To provide for retail stores, restaurants, offices, and supportive commercial uses to meet the needs of residents and travelers.

PD-LI Light Industrial.

Purpose: To provide for restricted non-intensive manufacturing, research, storage, and maintenance facilities which do not have a significant detrimental impact on surrounding properties or the environment.

OS Open Space.

Purpose: To provide for the maintenance of wetland areas to preserve wildlife habitat.

5. **USES APPLICABLE TO COMMERCIAL AND LIGHT INDUSTRIAL ZONES.**

The following table identifies Permitted, Conditionally Permitted, and Prohibited Uses. All uses shall be conducted inside a building. Hours of operation for all permitted uses shall be limited to 6:00 a.m. to 10 p.m. unless a conditional use permit authorizing different hours has been approved.

P = Permitted Use U = Conditionally Permitted Use -- = Prohibited Use

Uses	PD-C	PD-LI
Any permitted use that would operate during the hours of 10:00 p.m. to 6:00 a.m.	U	U
Any use with outside sales and service and / or an outside yard	--	--
Appliance sales	P	--
Arts and crafts store, hobby shop	P	--
Arcades	--	--

Uses (continued)	PD-C	PD-LI
Auto & Marine related sales	--	--
Auto & Marine related sales and service	--	--
Auto parts sales	P	--
Auto body and paint shop	--	--
Automobile repair (light)	--	--
Automotive repair (heavy)	--	--
Bakery / donut shop	P	--
Banking / insurance / financial operations	P	--
Barber shop	P	--
Beauty Shop	P	--
Billiard rooms	--	--
Bio-tech laboratories	--	P
Blacksmith shop	--	--
Boat building	--	--
Book Binding		P
Book store and periodical store (except that adult / sex oriented book and periodical stores shall be regulated b Section 17.79.020 of the RMC)	P	--
Bottling plant	--	--
Building materials sales (indoor only)	--	P
Cabinet shop	--	C
Call centers (must provide eight parking spaces / 1,000 gross s.f. of floor area)	--	P
Cold storage	--	P
Computer and related sales	P	--
Computer hardware and software development and assembly	--	P
Confectionery store	P	--
Convenience Store	U	--
Day care facility	U	--
Drug store	P	--
Dry cleaning & Laundry	P	--
Dry cleaning & Laundry Bulk Plants	--	--
Equipment / vehicle rental and / or storage	--	--
Flower shop	P	--
Food and beverage processing	--	P
Furniture stores	P	--
Gift Shop	P	--
Hardware and home improvement stores with no exterior yard	P	--
Indoor health and fitness centers 3000 s.f. or less	P	--
Indoor health and fitness centers 3000 s.f. or more	--	--
Home improvement center with outside yards	--	--
Hotels, motels, and lodgings	--	--
Janitorial services and supplies	--	P

Uses (continued)	PD-C	PD-LI
Jewelry store	P	--
Light manufacturing , fabrication, assembly, component manufacturing, small parts processing	--	P
Liquor store (including wine shops with or without tasting)	P	--
Mail centers	P	--
Movie Theater	--	--
Outdoor plant sales / nursery	--	--
Outdoor seating (subject to the provisions of Section 8 of this GDP)	P	--
Paint, floor and wall coverings	P	--
Pest control	--	P
Pet shop / grooming services	U	--
Photographic studio, photo shop	P	--
Places of assembly (i.e. churches, fraternal organizations, lodges)	--	--
Printing shops	--	P
Professional office, medical offices & clinics, urgent care	P	P
Public utility service yards	--	--
Radio and / or television repair	P	P
Record or music store	P	--
Research and development	--	P
Restaurant-bar combination, restaurant, coffee shop	P	--
Retail & office as an appurtenant use only	n/a	P
Retail food store	P	--
Sheet metal shop	--	--
Shoe repair	P	P
Soda fountain / ice cream parlor	P	--
Stationery store	P	--
Taxidermy	--	P
Toy store	P	--
Upholstery	--	P
Variety or general merchandise store	P	--
Veterinary clinic	C	P
Video / DVD sales or rental	P	--
Vocational School	C	C
Welding shop	--	--
Wholesaler and warehouse	--	P
Yard and garden sales with no outside yard requirements	P	--

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be permitted, conditionally permitted, or prohibited uses.

6. DEVELOPMENT STANDARDS APPLICABLE TO COMMERCIAL AND LIGHT INDUSTRIAL ZONES.

DEVELOPMENT STANDARDS ALL AREAS

- | | | |
|----|-------------------------------|-----------------|
| a) | Minimum lot area | 10,000 sq. ft. |
| b) | Minimum lot width | 100' |
| c) | Minimum lot depth | 100' |
| d) | Setbacks: | |
| | Front - | 15' minimum (1) |
| | Side - | 10' |
| | Rear - | 10' |
| | Delineated Wetland Boundary - | 35' minimum (1) |
| | | 25' minimum (2) |
| e) | Maximum lot coverage | 60% |
| f) | Maximum building height | 35'(3) |
- (1) To parking improvements and buildings.
(2) To formal landscaping, retaining walls, and pedestrian amenities.
(3) In the Planned Development Commercial (PD-C) area only, subject to the approval of a conditional use permit, building heights may be increased to a maximum of 50 feet.

7. DEVELOPMENT STANDARDS AND USES APPLICABLE TO THE OPEN SPACE ZONE.
The following special land use and development standards shall apply to the open space zone.

The area shall generally be left untouched and in its natural state. Limited landscaping and similar improvements may be installed subject to obtaining approval from the U.S. Army Corps of Engineers and / or the California Department of Fish and Wildlife, as appropriate, and the City of Rocklin.

8. SPECIAL STANDARDS.

- a. Outdoor Seating
- i. The outdoor seating area shall be maintained free of trash and any other debris to the satisfaction of the Community Development Director.
 - ii. Prior to establishing, enlarging, or modifying an outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, fencing, screening, and providing

shade for patrons to the Community Development Director for review and approval.

- iii. Decorative wrought iron fencing and/or container plantings shall be required to delineate outdoor seating areas to the satisfaction of the Community Development Director.
- iv. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director. No plastic furniture shall be permitted.

b. Noise

- i. Use of a public address system that can be heard outside of a building is prohibited.
- ii. Use of an amplified sound system to provide music for an outdoor seating area, where permitted per Section #5, is permissible however such music is intended to be a muted background noise and should not be audible from a distance of 100-feet from the building.
- iii. Delivery trucks and loading dock operations shall be restricted to the daytime hours of 7:00 a.m. to 10:00 p.m. This time restriction does not apply to trash pick-up services. Delivery hours shall be posted at all appropriate locations.
- iv. If dust collection systems are needed by any future tenant, such systems shall be shielded from the residences to the south of the project site and shall comply with the City of Rocklin noise level criteria.