

Sierra Meadows General Development Plan
Ordinance 358
PDG-77-1

SPU-77-4 and SD-77-7

SPU-78-03

Sierra Meadows General Development Plan—Revised Zoning

Per the Acting Planning Services Manager (Laura Webster), the C-3 zoning indicated on the Sierra Meadows PDG map and in the document itself (Ordinance 358) was superseded by Zoning Map No. 20N on which 'PD-' was indicated and a handwritten 'C' added for the area east of Granite Drive and west of I-80. The map is dated 2-26-80 with reference to Z-79-03 and Ordinance 416. Review of Ordinance 416 makes no mention of this area and Exhibits A and B of Ord. 416 do not show this area. It is assumed that former Community Development Director Terry Richardson wrote the notation on the map. Planning determined that the PD-C zoning (defaulting to C-2) is more consistent with the zoning of the surrounding properties than is the modified C-3 zoning indicated in the original Sierra Meadows General Development Plan.

1/21/11

per Chapter 17.46
this includes all uses
permitted in C-1.

BVF 5/09/18

* Note to POD: please revise text as needed

Setback: Default to most similar zone dist.
ie. LI = M-1

Automobile service: see over

Per Terry Richardson, Community
Development Director, a
blanket CUP was approved to
allow automotive service uses
within the Sierra Meadows Industrial
Park.

NO DATE

(see below note)

DD 11/19/12

12/12/12 - DD

The Planning Services Manager, Laura Webster, determined that "automobile repair shop (heavy)" as defined in the Zoning Ordinance (170.04.034) is an allowed use in the Sierra Meadows Industrial Park for the following reasons: 1) auto repair heavy is similar to, as intense as, and compatible with other allowed uses such as a machine shop in the original General Development Plan (Ordinance 358) and uses such as "sheet metal shops" and "auto body and paint shops" as allowed by SPU-77-4; and 2) due to the vagueness of the term "auto repair shops" in the 'Sierra Meadows Industrial Park Proposed Conditions' attachment to the staff report (reso not in original file for SPU-77-4) that are assumed to have become the approved allowed uses.

Copy of SPU-77-4 staff report is included in the binder behind all of the documentation for Ordinance 358

CITY OF PLYMOUTH

ZONING MAP INDEX

TOWNSHIP II NORTH, RANGE 7 EAST
TOWNSHIP II NORTH, RANGE 6 EAST



MAP NO. 7 N.



Supersedes 7/81

END:

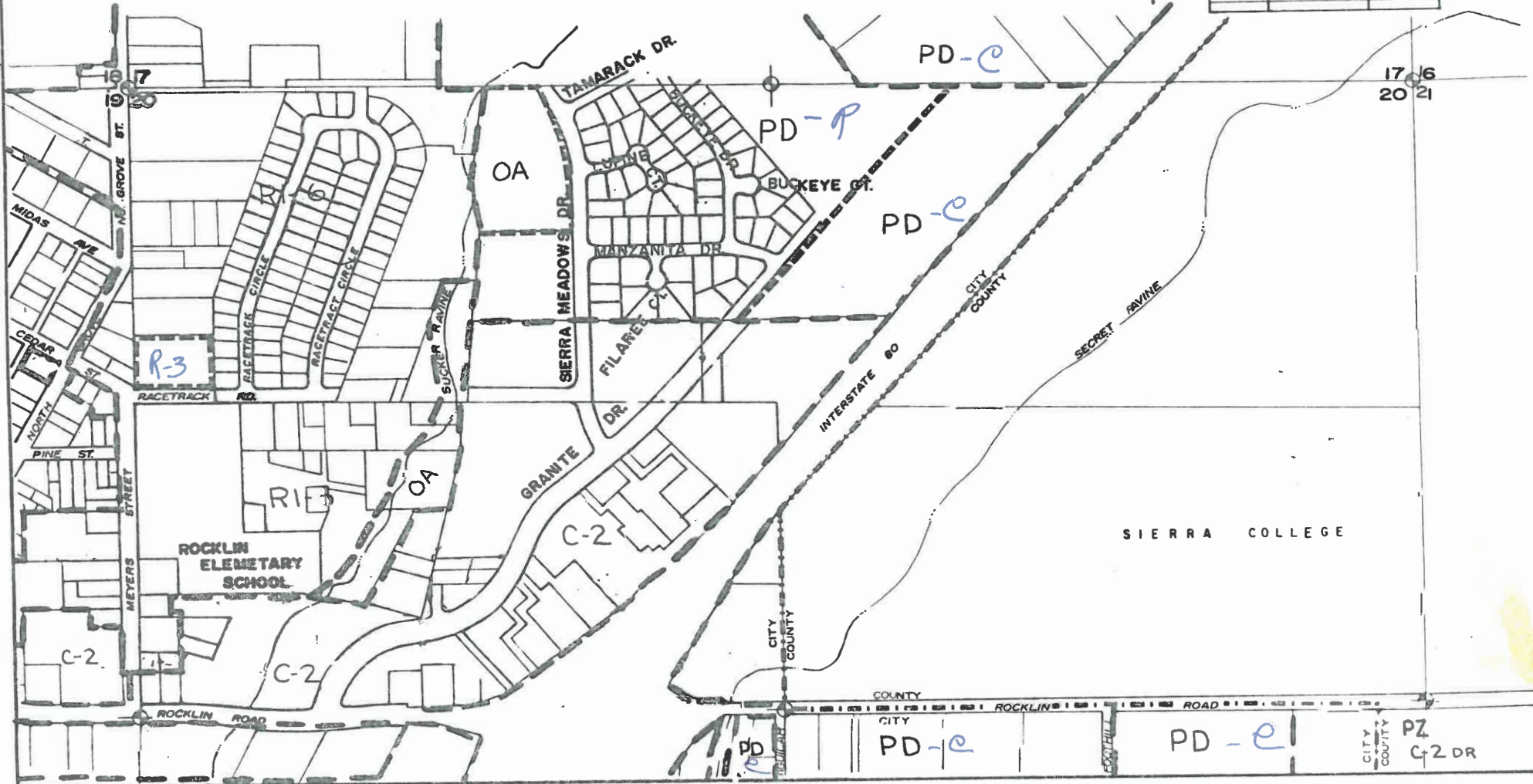
CITY OF ROC

MAP NO. 20 N

REVISION NO. 0

TOWNSHIP 11 NORTH, RANGE 7 EAST

REVISION NUMBER	DATE	ORDINANCE NUMBER
2-11-12	2-1-14	394
2-13-03	4-2-14	395
2-13-04	1-15-20	417
2-13-05	2-26-20	418



ORDINANCE NO. 416

AN ORDINANCE PREZONING CERTAIN PROPERTY IN THE SOUTHERLY AREA ADJACENT TO THE CITY OF ROCKLIN (Z-79-03).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN AS FOLLOWS:

Section 1. The City Council hereby finds and declares:

A. A negative declaration concerning the environmental impact of the prezoning accomplished hereby was duly filed and is hereby affirmed.

B. All applicable laws and ordinances having to do with the procedural requirements for the prezoning of property have been complied with.

C. The prezoning is in conformity with the General Plan of the City of Rocklin.

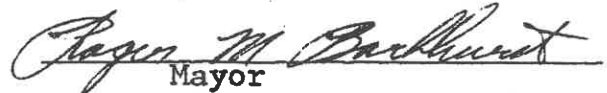
D. The prezoning is necessary for the public health, safety, and welfare.

Section 2. All that certain property more particularly described on Exhibits A and B, attached hereto and incorporated by reference herein is prezoned as noted on the subject exhibits.


Section 3. Within fifteen (15) days after passage of this ordinance, copies shall be posted in three (3) public places within the City.


PASSED AND ADOPTED this 25th day of February, 1980, by the following roll call vote:

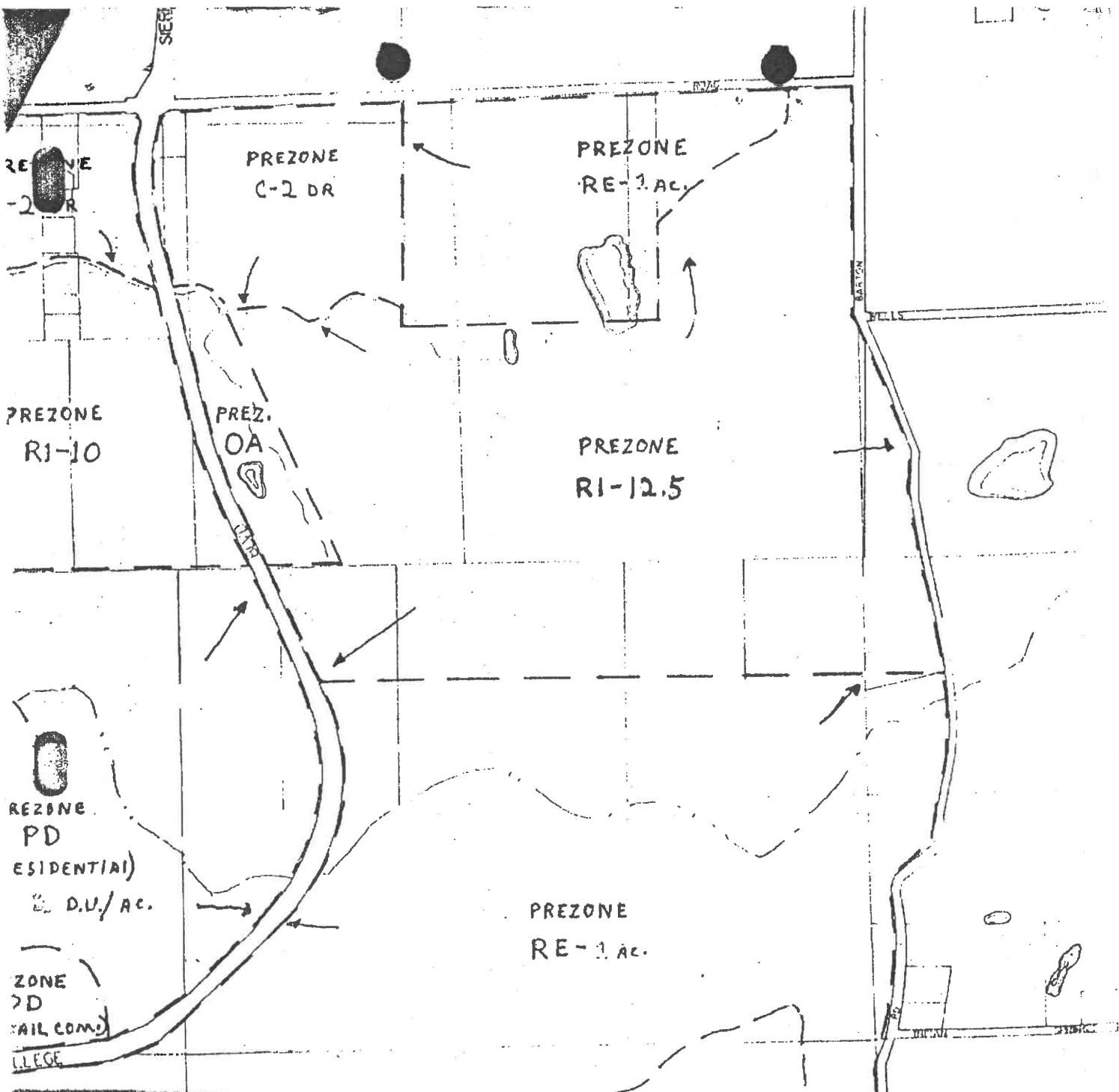
AYES: COUNCILMEN: Clarke Dominguez, Earl Chinnock, Will Linton and Mayor Roger Barkhurst
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: None


Mayor

ATTEST:


City Clerk

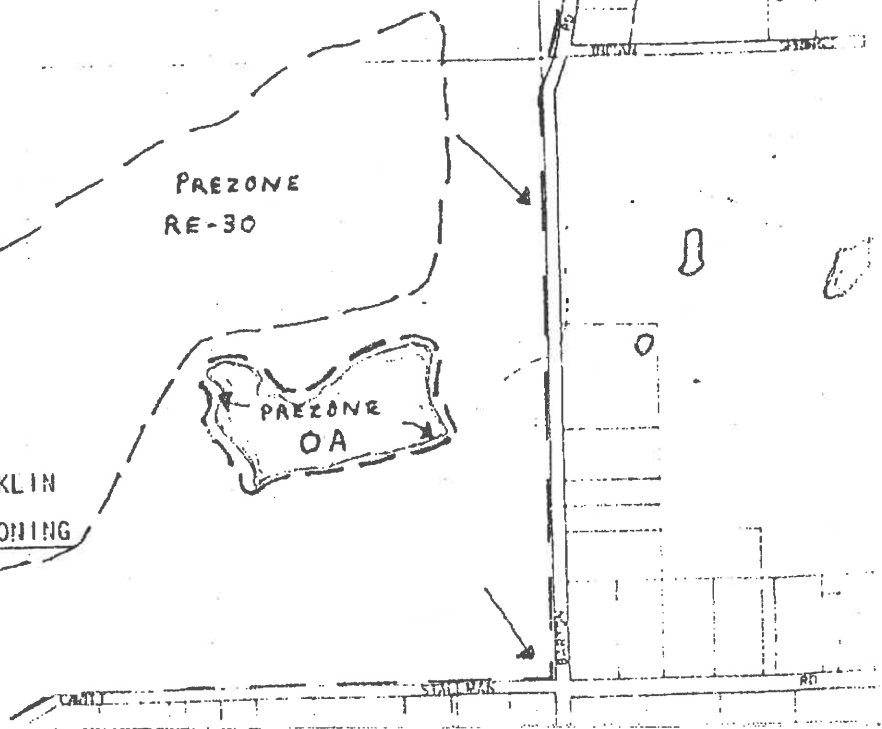
THE FOREGOING INSTRUMENT IS THE ORIGINAL ORDINANCE, AND HAS BEEN PUBLISHED BY POSTING IN THE FOLLOWING PUBLIC PLACES: U.S. POST OFFICE, CITY HALL AND SUNSET PLAZA.
AT 3 O'CLOCK 1/2 29 80

CITY CLERK, CITY OF ROCKLIN, CALIF.

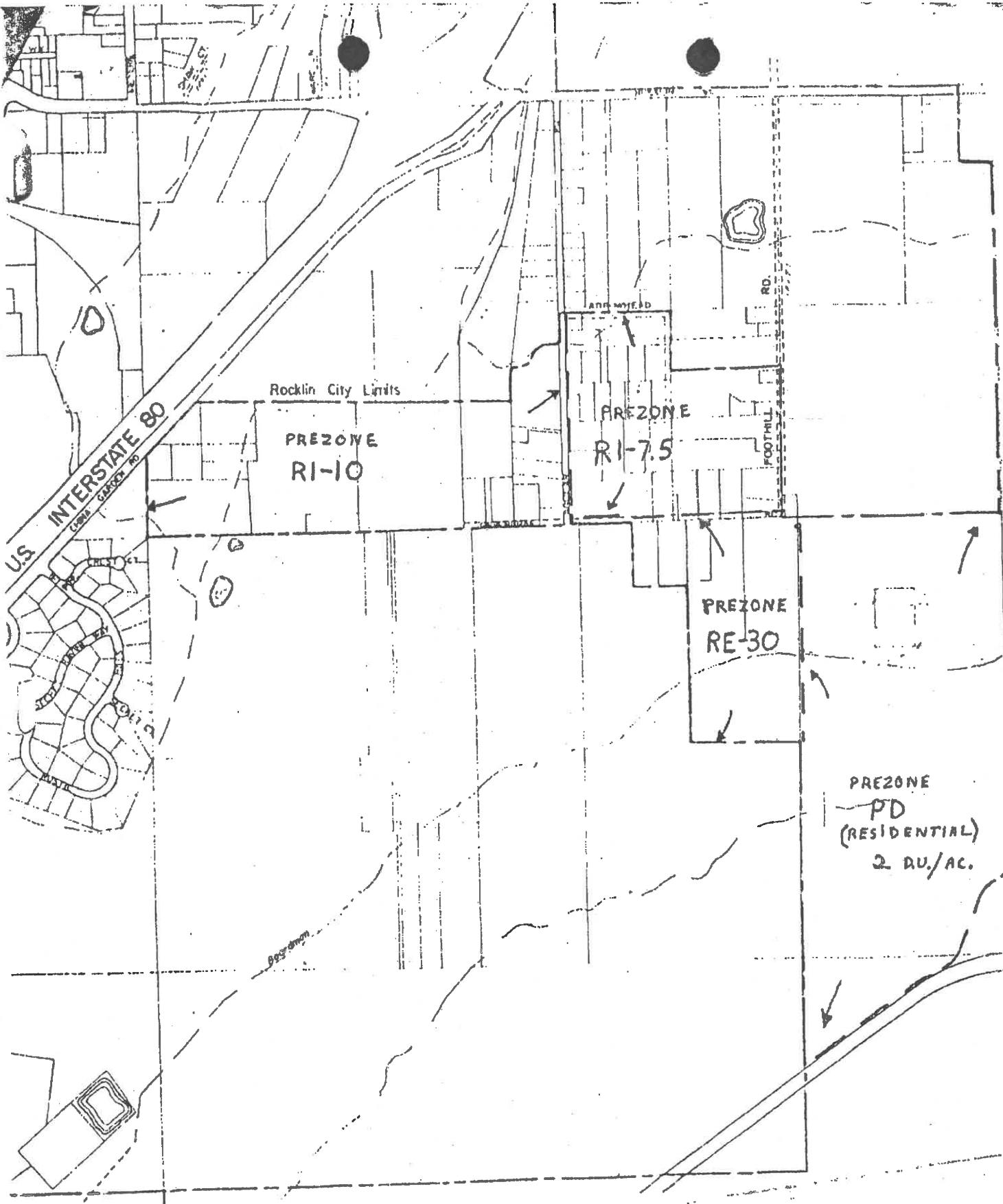


Ordinance No. 416

Roger M. Burkhardt
Mayor

SOUTHEAST ROCKLIN
(AREA WIDE PREZONING)
Z-79-03
EXHIBIT B





SOUTHEAST ROCKLIN
 AREA WIDE PREZONING

Z-79-03
EXHIBIT A

Ordinance No. 416

Reggie M. Carls
 Mayor

SIERRA MEADOWS
SFR

R1-7.5

SET BACKS

FRONT: 25'

REAR: 25'

INTERIOR SIDE: 7.5'

STREET SIDE: 10'

~~For~~ Not called out in Ord. so use R1-7.5
for other standards (ie: height, lot coverage).
principal: 30' / 2 story 35%
accessory: 14'

SPU-78-03

ORDINANCE NO. 358

AN ORDINANCE AMENDING THE ZONING CODE
THROUGH APPROVAL OF THE SIERRA MEADOWS
GENERAL DEVELOPMENT PLAN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN,
AS FOLLOWS:

Section 1. The Council hereby finds and declares:

A. An Environmental Impact Report has been prepared for the project which satisfies the requirements of the California Environmental Quality Act of 1970, the State Environmental Impact Report Guidelines and the Guidelines for Implementation of the California Environmental Quality Act of 1970 adopted by the City of Rocklin.

B. Upon review and consideration of said Environmental Impact Report by this Council, it has been determined that the project will have a significant effect on the environment but that the changes and alterations required and incorporated into the project mitigate or avoid the significant environmental effects as identified in the completed environmental impact report.

C. All applicable laws and ordinances having to do with the procedural requirements for the rezoning of property have been complied with.

D. The rezoning is in conformity with the General Plan of the City of Rocklin.

E. The rezoning is necessary for the public health, safety, and welfare.

Section 2. The General Development Plan for Sierra Meadows Planned Development Zone is hereby approved and shall become the development restrictions for the property covered thereby as follows:

A. Phase 1, as shown on exhibit A attached hereto and incorporated herein.

B. Phase 2, as shown on exhibit A attached hereto and incorporated herein, excluding the provisions for construction of townhouses.

C. Phase 5, as shown on exhibit A attached hereto and incorporated herein, but only as to that area lying outside a radius of three-eighths (3/8) of one mile from the center of the Fibreboard plant.

Section 3. Phase 3 and 4 of the Sierra Meadows General Development Plan are not approved at this time, but may be reconsidered without prejudice.

(continued)

Section 4. Section 5.02.040 is hereby added to the Zoning Code, Ordinance 336 to read as follows:

"Section 5.02.040. SIERRA MEADOWS PLANNED DEVELOPMENT.
Ordinance No. 336

Section 5. This Ordinance shall be posted in three (3) public places within the City.

PASSED AND ADOPTED on the 17th day of April, 1978, by the following roll call vote:

AYES:	COUNCILMEN	Linton, Rowland, Wacholtz, Barkhurst, Chinnock
NOES:	COUNCILMEN	None
ABSENT:	COUNCILMEN	None

Carroll Chinnock

 Mayor

ATTEST:

Marie G. Huson

 City Clerk

CERTIFICATION OF ORDINANCE NO. 358
 I hereby certify that the foregoing is a full, true
 and correct copy of ordinance No. 358, passed
 and adopted by the City Council of Rocklin at reg-
 ular meeting thereof, held 4-17-78
Marie G. Huson
 City Clerk of the City of Rocklin

THE FOREGOING INSTRUMENT IS THE ORIGINAL ORDINANCE
 AND HAS BEEN PUBLISHED BY POSTING IN THE FOLLOWING
 PUBLIC PLACES: U.S. POST OFFICE, CITY HALL AND SUNSET
 PLAZA.

AT 5 O'CLOCK 5 1 78
Delores Armstrong
 CITY CLERK, CITY OF ROCKLIN, CALIF

SIERRA MEADOWS
PLANNED DEVELOPMENT
GENERAL PLAN

INTRODUCTION

The SIERRA MEADOWS PLANNED DEVELOPMENT consists of approximately 85-acres located in the north-central area of the City of Rocklin, and is bounded on the northeast by the Fibreboard Plant properties, the southeast by Interstate 80 Freeway, the south by undeveloped properties currently zoned residential/agricultural, and on the west by the Racetrack Subdivision.

The property is bisected by Sucker Ravine, a major tributary of Secret Ravine draining the area bounded by the Southern Pacific Railroad and Interstate 80 Freeway. The terrain is gently rolling, draining generally to Sucker Ravine, and with a grass-oak vegetative cover.

The property has historically been used for turkey raising but in recent years has reverted to dryland pasture used for stock grazing.

PROPOSED LAND USE

The proposed land use is in conformance with the City of Rocklin General Plan and consists of 1) Commercial and Light Industrial 21-acres, 2) Neighborhood Park Site 6-acres, 3) Low Medium Density Residential (5 D.U./Acre) 48-acres, and 4) High Density Residential (15 D.U./Acre) 10-acres.

1. BUSINESS/PROFESSIONAL, COMMERCIAL AND LIGHT INDUSTRIAL

The proposed Commercial/Light Industrial area will be developed as a neighborhood commercial zone at the intersection of Taylor Road and Sierra Meadows Drive. This will consist of retail buisines establishments to serve the adjoining residential neighborhood and may include such uses as a retail food store, variety store, drug store, hardware store, and restaurant or restaurant-bar combination.

The remainder of the Commercial/Light Industrial area will consist of a combination of commercial and light industrial uses which may include warehousing, wholesaling, business or professional offices, outdoor storage and sales, retail sales and personal service establishments appurtenant to permitted uses.

Any uses permitted within this area shall have no appreciable offensive or objectionable odor, dust, noise, bright lighting, vibration or other nuisance factor, and further provided that the use is conducted within a building, or, where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry or other suitable material.

A secondary purpose of this portion of the SIERRA MEADOWS PLANNED DEVELOPMENT is to provide a buffer between the existing heavy industrial use on the northeast and the residential on the southeast. This development will provide both a visual and noise buffer between the existing potentially conflicting uses through building design, siting and orientation, landscaping, and physical barriers such as fences and berms.

The area around the pond on Sucker Ravine is planned for development of a business and professional office complex which will utilize the aesthetics of the Sucker Ravine riparian area.

2. NEIGHBORHOOD PARK

The proposed Neighborhood Park utilizes an exceptional natural area along Sucker Ravine which includes an open area for development as an active play area and tree-shaded area along Sucker Ravine for quiet contemplation. The park will have physical access from the Racetrack Subdivision via a cul-de-sac and both physical and visual access from local streets within the Sierra Meadows residential development.

3. LOW MEDIUM DENSITY RESIDENTIAL

The Low Medium Density Residential development will consist of an integrated mixture of detached single family structures, duplexes, triplexes, and townhouses, with a density of 5 dwelling units per gross acre. The SIERRA MEADOWS PLANNED DEVELOPMENT is planned and designed to meet the housing needs of low to medium income families.

4. HIGH DENSITY RESIDENTIAL

The High Density Residential development is a 150-unit apartment complex of one and two story units which will include recreational facilities such as clubhouse, swimming pool, tennis courts, and sauna.

DEVIATION FROM EXISTING REGULATIONS

It is anticipated that the SIERRA MEADOWS PLANNED DEVELOPMENT will conform with existing regulations of the City of Rocklin.

PROJECT PHASING

- 1978 - Construct 50-70 detached single family structures and duplexes.
Start development of neighborhood commercial area.
- 1979 - Construct 50-70 detached single family structures and duplexes.
Continue development of neighborhood commercial area.
Start development of business and professional office complex.
Construct 50 apartment units.
Start development of warehouse complex.
- 1980 - Construct 50-70 detached single family structures and duplexes.
Complete development of neighborhood commercial area.
Continue development of business and professional office complex.
Construct 50 apartment units.
Continue development of warehouse complex.
- 1981 - Construct 50-70 detached single family structures and duplexes.
Complete development of business and professional office complex.
Complete apartment complex.
Continue development of warehouse complex.
- 1982 - Complete low medium density residential development.
Complete warehouse complex.

This is the most optimistic phasing, economics and growth of the area may extend this to a seven to ten year development period.

The development sequence is set forth on the Sierra Meadows General Plan.

building unit will be sold, not the smaller divided units.

Dominguez stated that some of the tenants of the building would probably require use permits and expressed concern with the use permit process under these conditions.

The City Planner explained that the Planned Developments are not totally under the zoning ordinance requirements.

Atteberry stipulated that any proposed use which would require a use permit under the zoning ordinance would be brought before the Planning Commission for approval. He stated that he felt that it would be a reasonable condition of approval to require the occupant to seek a use permit. He suggested that the City could determine which uses required a use permit through the business license applications.

The City Planner expressed concerns with problems of outside storage and noise, dust or odor from the various tenants.

Mr. Atteberry stated that his partners wanted no outside storage permitted but that he felt it should be allowed with full fencing.

Mr. Atteberry explained that the proposed landscaping planned to utilize the existing natural foliage and transplanted live oak trees from one area of the project to another. He stated that the rest of the landscaping would be irrigated, sodded turf, with no involved landscape area but as much greenery as possible. He explained that they planned on cleaning out the existing pond, making it a part of the industrial development while leaving the existing vegetation along the creek. He stated that there may be some two story structures in the business-professional area.

Dominguez noted that the creek goes dry in the summer and suggested that the PCWA be contacted about supplying year-round water for the creek and pond.

Atteberry stated that they intended to deepen the pond to about six feet in depth.

Wofford asked the Commission for a concensus on the concept of the development before considering the conditions and uses.

Atteberry proposed a 6' high combination sound barrier and fence along the west side of the property. He stated that the rest of the fencing would be limited to cyclone security type fencing. With regard to signs, the applicant stated that an adobe block wall would start at a low height at Pacific St. and curve up to 6' on Sierra Meadows Drive with the Sierra Meadows Industrial Park logo lighted with ground lighting. He explained that fascia signs on the building would be of a uniform type with the colors chosen by the occupant.

Wofford indicated that the decorative wall should be checked by the City Engineer and asked if there were going to be directional signs.

Atteberry stated that he felt that the fascia signs would be adequate. He noted that an office building directory might be required later, listing occupancy and suite numbers.

Marsh asked if each building would be a separate address.

Otto asked if the agreement would be recorded against the property.

Dominguez asked the applicant if there would be fencing along the creek.

Atteberry explained that security fencing along the creek might be necessary to some extent.

Remington stated that the buildings could be located on the final map or that a condominium map could be recorded.

Atteberry asked to reserve the empty lot for later later use which would be called Lot A because it does not fit in with the building configurations that are currently being used.

Dominguez expressed concern with the number of trees to be removed.

Atteberry stated that a number of cottonwood and willow trees will be removed for this plan and about 40-50 live oaks will be transplanted. He explained that they intended to save all the oak trees until they cross the creek and then two trees will have to be removed.

Chairman Wofford asked the Commission and the applicants to discuss the specific conditions recommended by staff.

Atteberry stated that they approved conditions 1, 2, and 3. Concerning condition # 4, he stated that they planned to put in all streets shown on the map.

Jack Remington, City Engineer, agreed that the streets should be put in at the time of construction.

The applicant agreed to condition # 5.

Wofford suggested that condition # 5 be deleted.

Atteberry explained that building lots 38 and 42 were within the floodplain and would require filling.

Dominguez stated that the specific buildings should be listed in the condition.

Wofford stated that condition # 5 should be amended to indicate the specific building lots.

Atteberry stated that he had no objections to condition # 6.

Dominguez expressed concern with truck turnarounds.

Atteberry explained that there were commercial entrances at several points in the project.

Remington explained that a commercial entrance is more like a street than a regular driveway - all at one level with full curb returns and sidewalk on both sides. He noted that there would be vertical curbs throughout the development.

Wofford questioned the adequacy of parking.

Remington explained that there would be two types of parking - everyday parking and employee parking.

The City Planner noted that parking in the C-3 and M-1 zones is mandated by staff.

Remington stated that the project had great potential for common use parking.

After some discussion, the Commissioners changed Condition # 6 to read, "Parking shall be as shown on tentative map, revised exhibit A."

The Commissioners changed Condition # 7 to read, "Any outside storage shall be enclosed in a visually screened area with materials compatible with the project as approved by City Staff. No storage material shall exceed the height of the screening."

Condition #8B was amended as follows: "Provide landscaping plan consisting of native plants approved by City Staff".

Condition #8C was amended as follows: "Landscaping shall be installed prior to issuance of occupancy permits or bonded for installation."

Condition 9A was amended to add, "building signs" in place of "signs".

Condition 9B was amended to replace "entrance sign" for "complex sign".

Condition 9C was deleted.

Conditions 10, 11 and 12 were approved as submitted.

Condition 13 was amended, add "and City Engineer".

Condition 14 was deleted and the driveway allowed providing the rest of the street is posted "not a truck route".

Condition 15 was amended by adding: "Fence material as shown on Exhibit A from Southwest corner up to Porky's Pit. Chainlink fence is satisfactory on the southerly boundary to lots 35 and 38."

After considerable discussion of proposed uses within the industrial park comparing the zoning ordinance requirements to a proposed list of uses submitted by the applicants, the Commissioners elected to add the following additional condition concerning uses:

"All uses as allowed in Articles 18, 21 and 23 of Ordinance 336, the zoning ordinance."

Wofford closed the public hearing.

After due deliberation, Dominguez moved to approve the Specific Plan Use Permit (SP(U)-77-4 subject to conformity with the adopted General Development Plan and its related ordinance, Exhibits A and B relating to the industrial tentative subdivision, Ordinances 236 and 336 and reaffirming the EIR, with the following conditions:

1. Cul-de-sac to be 46' in width.
2. Creek protection ordinance to be applied to Sucker Ravine in accordance with the Creek Protection Ordinance.
3. Installation of all streets shown on the Sierra Meadows Industrial Park map to be constructed in one phase. All streets to be completed as a unit.
4. Filling and channelization of floodplain for buildings 38 and 42 shall be included in the plan improvements as shown on the tentative map.
5. Parking shall be as shown on the tentative map, revised Exhibit A.
6. Any outside storage shall be enclosed in a visually screened area with materials compatible with the project as approved by City Staff. No storage material shall exceed the height of the screening.
7.
 - A. All landscaping shall be maintained in a healthful, living and well-cared for state.
 - B. Provide landscaping plan consisting of native plants as approved by City Staff.
 - C. Landscaping shall be installed prior to issuance of occupancy permits or bonded for installation.
8.
 - A. All building signs shall be on-fascia and comply with the sign ordinance.
 - B. Any entrance sign shall be staked in the field for inspection by Public Works and Planning prior to installation of any electrical and/or footings and shall comply with the sign ordinance requirements.
9. Provide full public utilities to each building.
10. Addressing and numbering of buildings to be approved by Police and Fire Departments.
11. Submit street names in writing to Planning for approval prior to or concurrent with submitting tentative map.
12. CCR's to be submitted to City Attorney and City Engineer for their approval.
13. Fence material as shown on Exhibit A from southwest corner up to Porky's Pit; chainlink fence is satisfactory on the southerly boundary to lots 35 and 38.
14. All uses as allowed in Articles 18, 21 and 23 of zoning ordinance.

See next pages

The motion was seconded by Marsh.

ROLL CALL VOTE: AYES: Dominguez, Marsh, Otto, Wofford
 NOES: None
 ABSENT: Mann

Motion carried 4/0.

Per Terry Richardson, Community Development Director, a blanket CUP was approved to allow automotive service uses within the Sierra Meadows Industrial Park.

* see inside first page for more info *

ARTICLE 18 B-P - BUSINESS-PROFESSIONAL ZONE.

Section 6.18.000

PERMITTED USES:

193

- (a) Professional offices and clinics.
- (b) Accessory buildings subject to regulations in Section 7.02.040.
- (c) Accessory uses subject to regulations in Section 7.02.050.

Section 6.18.010.

USES PERMITTED WITH A USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Planning Commission:

192

- (a) Lodges.
- (b) Club houses.
- (c) Churches.
- (d) Community care facility, day care center, or residential facility.
- (e) Bar-restaurant combination, restaurant or coffee shop.

Section 6.18.020.

HEIGHT REGULATIONS.

193

- (a) The maximum height for principal buildings and structures shall be 30 feet.
- (b) The maximum number of stories shall be 2.
- (c) The maximum height for accessory buildings or structures shall be 14 feet.

Section 6.18.030.

LOT AREA. The minimum area for each lot shall be as follows:

193

- (a) Corner lot: 10,000 square feet.
- (b) Interior lot: 9,000 square feet.

Section 6.18.040.

RESERVED.

Section 6.18.050.

193

LOT COVERAGE. The maximum lot coverage by all structures and buildings shall not exceed 60% of the lot area.

Section 6.18.060.

193

LOT WIDTH. The minimum lot width shall be as follows:

- (a) Corner lot: 100 feet.
- (b) Interior lot: 90 feet.

Section 6.18.070.

193

SETBACKS. No building or structure shall hereafter be erected or enlarged unless the following setbacks are provided and maintained:

- (a) Front: There shall be a front setback of not less than 20 feet.
- (b) Rear: There shall be a rear setback of not less than 15 feet.
- (c) Interior side: There shall be an interior side setback of not less than 10 feet.
- (d) Street side: There shall be a street side setback of not less than 15 feet.
- (e) Specified streets: Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the General Plan shall be measured from the adopted plan line or the property line whichever provides the greater setback.

Section 6.18.080

RESERVED.

Section 6.18.090.

193

OFF-STREET PARKING. Off-street parking shall be provided subject to the regulations in Chapter 7, Article 6.

Section 6.18.100.

RESERVED.

- 196
- (e) Specified streets: Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the General Plan shall be measured from the adopted plan line or the property line whichever provides the greater setback.

Section 6.020.060. ZONE REQUIREMENTS. No area shall be zoned to the C-2 Retail Business Zone unless the following minimum area, width, and depth requirements of the total zone are provided:

196

- (a) Minimum zone area: one acre.
- (b) Minimum zone width: 140 feet.
- (c) Minimum zone depth: 100 feet.

Section 6.20.070. OFF-STREET PARKING. Off-street parking shall be provided subject to the regulations of Chapter 7, Article 6.

197

ARTICLE 21 C-3 - GENERAL AND SERVICE COMMERCIAL ZONE

Section 6.21.000. PERMITTED USES.

See cover page of this document

198

- (a) Uses to be conducted entirely within a building:
 1. All uses permitted in the C-2 zone, excluding the C-1 uses.
 2. Creamery.
 3. Dry cleaners.
 4. Laundry.
 5. Locker plant.
 6. Mortuary.
 7. Nursery, florist.
 8. Plumbing shop.
 9. Secondhand sales.

- 10. Wholesaling.
- 11. Billiard room.
- 12. Bowling alley.
- 13. Skating rink.

Section 6.21.010.

USE PERMITTED WITH A USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Planning Commission:

198

- (a) Commercial parking lot.
- (b) Service station.
- (c) Outdoor storage and sales.
- (d) Animal hospital; veterinary clinic.
- (e) Auto sales and service.
- (f) Auto repair shop.
- (g) Auto body and paint shop.
- (h) Heavy equipment sales and service.
- (i) Sheet metal shop.
- (j) Tree surgeon establishments.
- (k) Convenience store.
- (l) Commercial cluster complex.
- (m) Mini-storage.

~~Section 6.21.020.~~

add 7

(n) *Massage Parlor*
HEIGHT REGULATIONS.

197

- (a) The maximum height for buildings and structures shall be 30 feet.
- (b) The maximum number of stories shall be 2.

Section 6.21.030.

197

LOT AREA. The minimum lot area for each lot shall be 20,000 square feet.

Section 6.21.040.

SETBACKS. No building or structure shall hereafter be erected or enlarged unless the following setbacks are provided and maintained:

- 1a7
- (a) Front: There shall be a front setback of not less than 5 feet, except when adjacent to a residential zone, not less than 10 feet.
 - (b) Rear: There shall be a rear setback of not less than 10 feet.
 - (c) Interior side: None required except 10 feet when adjacent to a residential zone.
 - (d) Street side: On corner lots, there shall be a street side setback of not less than 10 feet.
 - (e) Specified streets: Front, side, street side, or rear setback required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the General Plan shall be measured from the adopted plan line or the property line whichever provides the greater setback.

Section 6.21.050.

198
LOT WIDTH. The minimum lot width shall be 100 feet.

Section 6.21.060.

198
ZONE REQUIREMENTS. The area shall not be zoned to the C-3 General and Service Commercial Zone unless the following minimum area, depth, and width requirements of the zone are provided:

- (a) Minimum zone area: one acre.
- (b) Minimum zone width: 200 feet.
- (c) Minimum zone depth: 200 feet.

Section 6.21.070.

198
OFF-STREET PARKING. Off-street parking shall be provided subject to the regulations in Chapter 7, Article 6.

ARTICLE 23 M-1 - MANUFACTURING ZONE

Section 6.23.000. PERMITTED USES. The following are permitted, provided there is no appreciable offensive or objectionable odor, dust, noise, bright lighting, vibration or other nuisance factor, and further provided that the use is conducted within a building, or, where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry or other material approved by the Planning Director.

- (a) Blacksmith shop.
- (b) Boat building.
- (c) Bottling plant.
- (d) Building materials.
- (e) Cabinet shop.
- (f) Cold storage.
- (g) Contractors yard.
- (h) Feed and fuel yard.
- (i) Food processing.
- (j) Lumber yard.
- (k) Machine shop.
- (l) Outdoor storage and sales.
- (m) Pipe yard.
- (n) Public utility service yard.
- (o) Warehousing; mini-storage.
- (p) Light manufacturing, fabrication, assembling, component manufacturing, small parts processing.

Section 6.23.010. USES PERMITTED WITH A USE PERMIT. The following uses are permitted subject to issuance of a conditional use permit by the Planning Commission:

- (a) Retail sales and personal service establishments appurtenant to permitted uses.

(b) Any use specified in Section 6.23.000 which in the opinion of the Planning Director does not qualify as a permitted use because of some objectionable factor.

(c) Industrial cluster complex.

Section 6.23.020.

HEIGHT REGULATIONS.

(a) The maximum height for buildings and structures shall be 30 feet.

(b) The maximum number of stories shall be 2.

201
Section 6.23.030.

LOT AREA. The minimum area for each lot shall be 20,000 square feet.

201
Section 6.23.040.

LOT COVERAGE. The maximum lot coverage by all structures and buildings shall not exceed 33% of the lot area.

201
Section 6.23.050.

LOT WIDTH. The minimum lot width shall be 200 feet.

201
Section 6.23.060.

SETBACKS. No building or structure shall hereafter be erected or enlarged unless the following setbacks are provided and maintained:

(a) Front: There shall be a front setback of not less than 25 feet.

(b) Rear: There shall be a rear setback of not less than 10 feet.

(c) Interior side: There shall be an interior side setback of not less than 10 feet.

(d) Street side: There shall be a street side setback of not less than 10 feet.

(e) Specified streets: Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the General Plan shall be measured from the adopted plan line or the property line whichever provides the greater setback.

201
Section 6.23.070.

OFF-STREET PARKING. Off-street parking shall be provided subject to the regulations in Chapter 7, Article 6. No parking shall be permitted in the front of any building or structure.

PLANNING COMMISSION RESOLUTION NO. PC-78-17

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING
A SPECIFIC PLAN USE PERMIT (SP(U)-78-02)

THE PLANNING COMMISSION OF THE CITY OF ROCKLIN DOES RESOLVE AS FOLLOWS:

Section 1. The Planning Commission finds and determines that:

The proposal is consistent with the Rocklin General Plan, the General Development Plan for the development, and the zoning;

The proposed use is more appropriate than other possible uses which might encourage substantial truck traffic in proximity to adjacent residential uses;

The proposed use is consistent with other uses in the Sierra Meadows Planned Development.

The proposed use with appropriate conditions will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Section 2. The Specific Plan Use Permit is hereby recommended for approval subject to the following conditions:

1. Conformity with the General Development Plan for the Sierra Meadows Industrial Park area and its related conditions;
 2. Conformance with all applicable City ordinances, standards and regulations;
 3. Conformance with Planning Commission Resolution No. 77-5, a policy for the removal of trees.
 4. Conformance with Planning Commission Resolution No. 77-6, standards for the conduct of sound studies and the acceptable levels of noise;
 5. Provide proof that creek easement has been granted to the City prior to the issuance of a building permit. (already shown on final map).
 6. No outside storage will be allowed;
 7. Landscape maintenance shall be a part of the common maintenance agreement for the total Sierra Meadows Industrial Area. All landscaping shall be maintained in a healthy, living state;
- Provide a landscape plan consisting of native plants and an irrigation plan for staff approval in conjunction with the building permit request;

Landscaping shall be installed prior to the issuance of any occupancy permit;

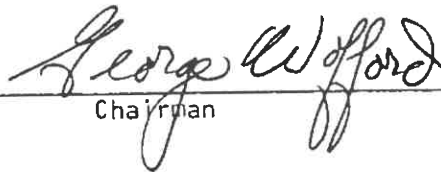
8. Directory sign approved - location to be determined by staff.
9. Addressing and numbering of buildings to be approved by the Police and Fire Departments;
10. CCR's to be submitted to the City Engineer and the City Attorney for their approval;
11. Install a 6' masonry wall to the City Engineer's specifications along the west side property line common to the Racetrack subdivision;
12. Provide a 4' minimum width pedestrian walkway from the public sidewalk on Sierra Meadows Drive to the building hallway (east side);
13. Rearrange the parking stalls to provide:
 - A. A 4' minimum walkway from the rear of the building into the parking lot;
 - B. A 12' wide parkign stall for the handicapped adjacent to the walkway;
 - C. A screened refuse collection area. Screening to be solid a minimum of 6' high and the material shall be coordinated and consistent with other approved screening and fencing within the Planned Development.

PASSED AND ADOPTED THIS 10th Day of October 1978, by the following roll call vote:

AYES: COMMISSIONERS: MARSH, OTTO, WOFFORD

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: BARTON


Chairman

Res Copy

STAFF REPORT

Specific Plan Use Permit SP(U)-77-4
Tentative Subdivision Map SD-77-7

Sierra Meadows Industrial Park
Sierra Meadows Development Co./Atteberry and Associates

April 11, 1978

PROPOSAL/REQUEST:

An application for a use permit and a tentative subdivision map for 45 industrial lots in Sierra Meadows Planned Development.

LOCATION:

The subject property begins at a point on the southeasterly side of Pacific St. 640' north of Circuit Drive to a depth of 3240' where it adjoins I-80 along its easterly side.

OWNER:

Sierra Meadows Development Company

APPLICANT:

Atteberry and Associates

Industrial Phase:

When approved by the City Council no range of uses was specified within the industrial area and no development densities were specified. Attached please find a list of uses which the applicant is wishing to establish as the range of uses within the industrial area. The Planning Commission will need to determine which, if any, should be subject to use permits or whether they should all be left to staff discretion, evaluation and approval or determination of the need for use permits.

DENSITY:

The applicant's site plan proposes 38 buildings of 5000 square feet each (total square feet = 190,000 gross square feet plus an assortment of 7 buildings totaling 31,200 square feet on 22 acres). Coverage by structures is 23½%.

With the exception of streets and landscaping shown on the site plan, the remainder is to be blacktopped and utilized for parking and internal circulation.

The Parking proposed consists of 530± 9' X 20' spaces some of which may not function due to inadequate space for maneuverability. The average ratio of parking to building square footage is one parking space to each 417± square feet of building area assuming all spaces shown are useable.

The total number of actual tenants could range as high as 180 since each building will be capable of being divided into quarters ($\frac{1}{4}$ ths) utilizing the extreme of 180 possible tenants allocates 2.35± parking spaces to each tenant. Reducing the number of tenants allocates proportionately more spaces to each tenant.

The condition relating to the filling of the floodplain needs to be addressed. No data or written materials have been submitted to staff in this regard from the Army Corps of Engineers or the Dept. of Fish and Game to date.

With regard to the tentative map -

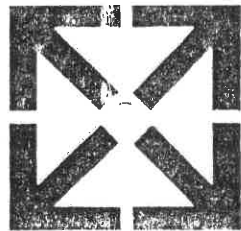
1. The applicant indicates that buildings may be condominiums and individual portions sold with the surrounding areas to be owned and maintained in common. The question of outside storage and its location as it specifically relates to common ownership and placement needs to be addressed by the applicant and conditions imposed by the Planning Commission.

RECOMMENDATION:

Approval of the specific plan use permit and related tentative map subject to conformity with adopted General Development Plan and its related ordinance, Exhibits A, B, C, and D relating to the industrial, Ordinance 236, 336 and the following additional conditions.

1. Cul-de-sac to be 46' in width.
2. Range of uses to be specified by Planning Commission and procedures for processing of individual uses to be addressed by Planning Commission.
3. Creek protection ordinance to be applied to Sucker Ravine in accordance with the Creek Protection Ordinance provisions.
4. Phasing and installation of streets to be determined by the Planning Commission.
5. Filling and channelization of floodplain to be addressed in relation to building permit issuance and validity of use permit.
6. Adequacy of parking should be addressed by the Planning Commission.
7. Outside storage in relation to common area ownership and tentative map should be conditioned.
8.
 - a. All landscaping shall be maintained in a healthful, living and well-cared for state.
 - b. Adequacy of planting plan with regard to range of planting materials should be addressed by the Planning Commission.
 - c. Landscaping shall be installed prior to issuance of occupancy permits.

9. a. All signs shall be on-fascia and comply with the sign ordinance.
 - b. Any complex sign shall be staked in the field for inspection by Public Works and Planning prior to installation of any electrical and/or footings and shall comply with the sign ordinance requirements.
 - c. Submit elevation and site plans for approval to planning for each business.
10. Provide full public utilities to each tenant and/or building.
 11. Addressing and numbering of buildings to be approved by Police and Fire Departments.
 12. Submit street names in writing to Planning for approval prior to or concurrent with submitting tentative map.
 13. CCR's to be submitted to City Attorney for his approval.
 14. Eliminate access cut at southwest corner from industrial area into residential street.
 15. Adequacy of fence height, materials and location for noise attenuation and separation of uses to be addressed by Planning Commission.



ATTEBERRY
& ASSOCIATES

SIERRA MEADOWS

SIERRA MEADOWS INDUSTRIAL PARK

PROJECT DESCRIPTION

This project will be developed as a condominium subdivision for business-professional/commercial/light industrial uses. It consists of 22 acres to be devoted to the following:

1. Building Area - 5.19 acres
2. Landscaped Area and Open Space - 3.90 acres
3. Public Streets - 3.23 acres
4. Parking & miscellaneous paved areas - 9.67 acres

BUILDINGS

The commercial/industrial buildings will be concrete tilt-up construction in basic units of 5,000 square feet. The business-professional buildings will be either concrete tilt-up or standard frame construction.

LANDSCAPING

The landscaped areas will fall into two types as follows:

1. Formal landscaping. The areas immediately adjacent to all buildings and along Sierra Meadows Drive will be formally landscaped using turf and trees. Wherever possible, live oak trees will be taken from the riparian area along Sucker Ravine and transplanted into areas along Sierra Meadows Drive and adjacent to all buildings.
2. Open Space and riparian area. The area along Sucker Ravine will be placed in an open space-drainage easement and will be maintained as closely as possible in its natural state.

PARKING AREAS

Parking areas and unloading and operations areas will be paved and placed adjacent to all buildings. The condominium agreement will allow use of parking areas by all tenants.

REFUSE DISPOSAL AREAS

Each building will have a separate refuse disposal area which will be screened by use of concrete block walls and metal gates, and will be located adjacent to each building to facilitate use and access by the tenants.

FENCING

A solid metal fence with brick posts on fifty foot centers will be placed along the entire west side of the project between it and the adjacent residential area. All other fencing used within the project will be cyclone-type fencing.

PROJECT PHASING

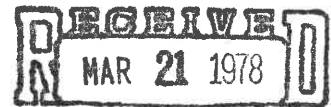
It is proposed that all public facilities, such as streets and utilities, will be constructed for the project in the first year. A marketing analysis of the project indicates that 50,000 square feet of floor space can be leased per year with a maximum build-out of approximately five years.

SIGN PROGRAM

A major sign will be constructed at the entrance to the project from Pacific Street noting the name of the development. Individual wall signs will be placed on the façade of each building noting the occupant thereof. Small curb-side directional signs will be placed at key locations throughout the project directing to building numbers and occupants. All signing will be in conformance with the City of Rocklin sign ordinance and will be further detailed in the condominium CC&R's.

FACILITY AND GROUNDS MAINTENANCE

The condominium CC&R's will provide for an owner's association to provide a unified maintenance program for the exterior portion of all buildings, landscaped areas and parking and unloading areas.



SIERRA MEADOWS INDUSTRIAL PARK

PROPOSED CONDITIONS

1. USES. Allowable uses within the Sierra Meadows Industrial Park include but may not necessarily be limited to:
 - a. Professional offices and clinics.
 - b. Bar-restaurant combination, restaurant or coffee shop.
 - c. Wholesale/Retail business establishments with enclosed storage such as:
 - 1) Furniture stores.
 - 2) Appliance stores.
 - 3) Carpet stores.
 - 4) Hardware stores.
 - 5) Building supply stores.
 - 6) Plumbing supply stores.
 - 7) Electrical supply stores.
 - d. Laundry and dry cleaning plants.
 - e. Meat processing and locker plants.
 - f. Wholesale and retail nurseries.
 - g. Auto repair shops.
 - h. Auto body and paint shops.
 - i. Auto specialty shops.
 - j. Sheet metal shops.
 - k. Heating and air conditioning sales and service.
 - l. Blacksmith shops.
 - m. Boat building.
 - n. Bottling plants.
 - o. Cabinet shops.
 - p. Cold storage.
 - q. Warehousing and distribution facilities.
 - r. Specialty contractors such as:
 - 1) Cement finishing.
 - 2) Plumbing.
 - 3) Electrical.
 - 4) Drywall.
 - 5) Painting.
 - 6) Glazing.
 - 7) Roofing.
 - 8) Doors, windows and cabinetry.
 - s. Light manufacturing, fabrication, assembling, component manufacturing, small parts processing.

- t. Any other similar or related uses that may be acceptable with the Planning Commission as compatible with the development.
2. PROHIBITED USES. No uses shall be permitted which would cause an appreciable offensive or objectionable odor, dust, noise, bright lighting, vibration or other nuisance factor.
3. FENCING.
- a. EXTERIOR. A six foot high Steel Perma Fence shall be constructed along the west boundary of the property adjacent to the existing residential development.
 - b. INTERIOR. Any outside storage or activity areas shall be wholly surrounded by a solid fence of wood, steel, masonry or other material approved by the Planning Director.