



## City of Rocklin Economic & Community Development Department

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### Planning Commission STAFF REPORT

**Bass Pro Shops Outdoor Storage & Display  
Conditional Use Permit, U2018-0002  
Design Review, DR2018-0007**

**July 17, 2018**

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#### **Recommendation**

Staff finds the proposed project consistent with zoning and Design Review Guidelines and compatible with the surrounding commercial and residential development and recommends approval of the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Bass Pro Shops Outdoor Storage & Display / U2018-0002 and DR2018-0007)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND DISPLAY IN A PD-C ZONE (Bass Pro Shops Outdoor Storage & Display / U2018-0002)

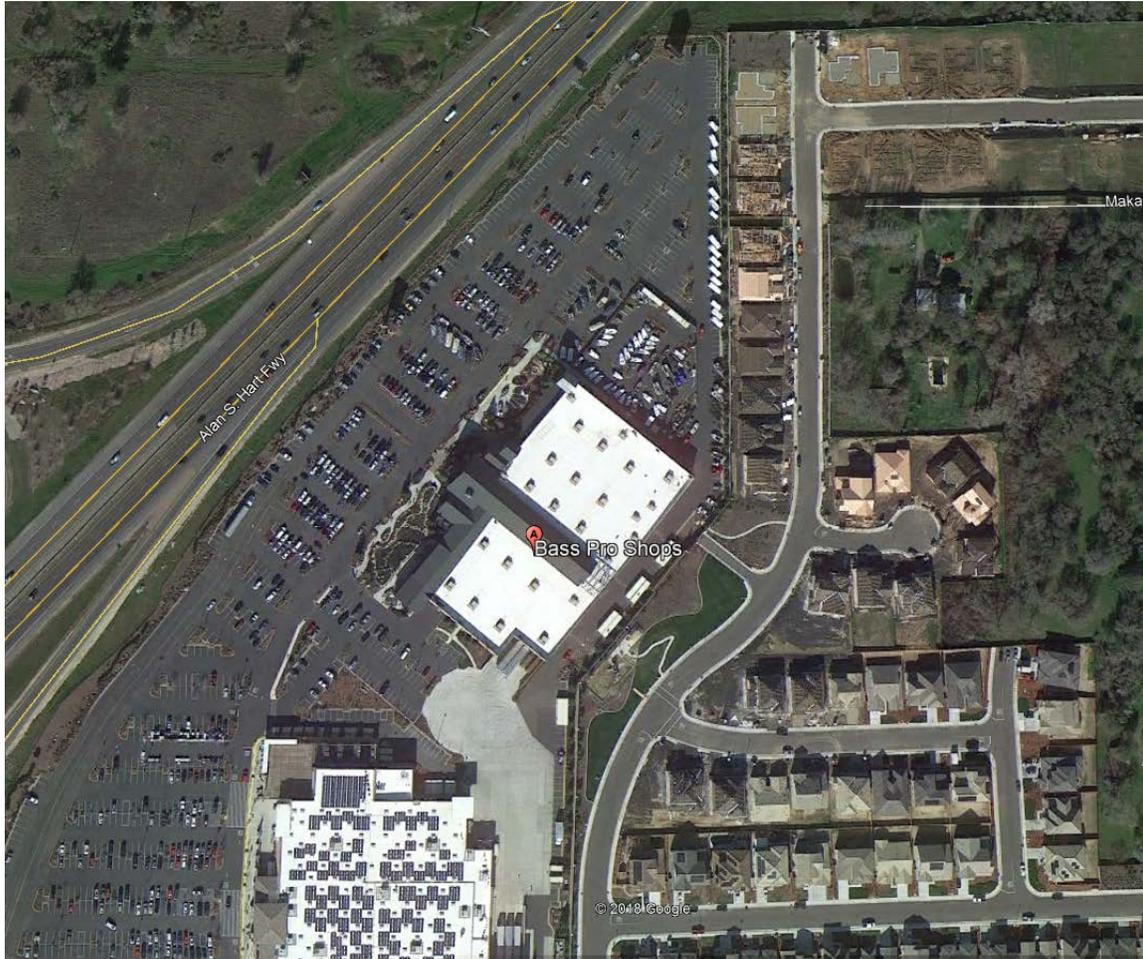
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Bass Pro Shops Outdoor Storage & Display / DR2018-0007)

#### **Proposal/Application Request**

This application is a request for approval of a Conditional Use Permit and Design Review to allow for the permanent installation and operation of an approximately 75,000 square foot outdoor storage and display area and installation of tubular steel security fencing around the perimeter of the proposed storage and display area in the existing Bass Pro Shops parking lot within the Rocklin Crossings shopping center.

**Location and Owner/Applicant**

The subject property is located at 5470 Crossings Drive. APN 045-043-078. The applicant is Shane Fraser with Bass Pro Shops Outdoor World, LLC. The owner is Donahue Schriber Realty Group.



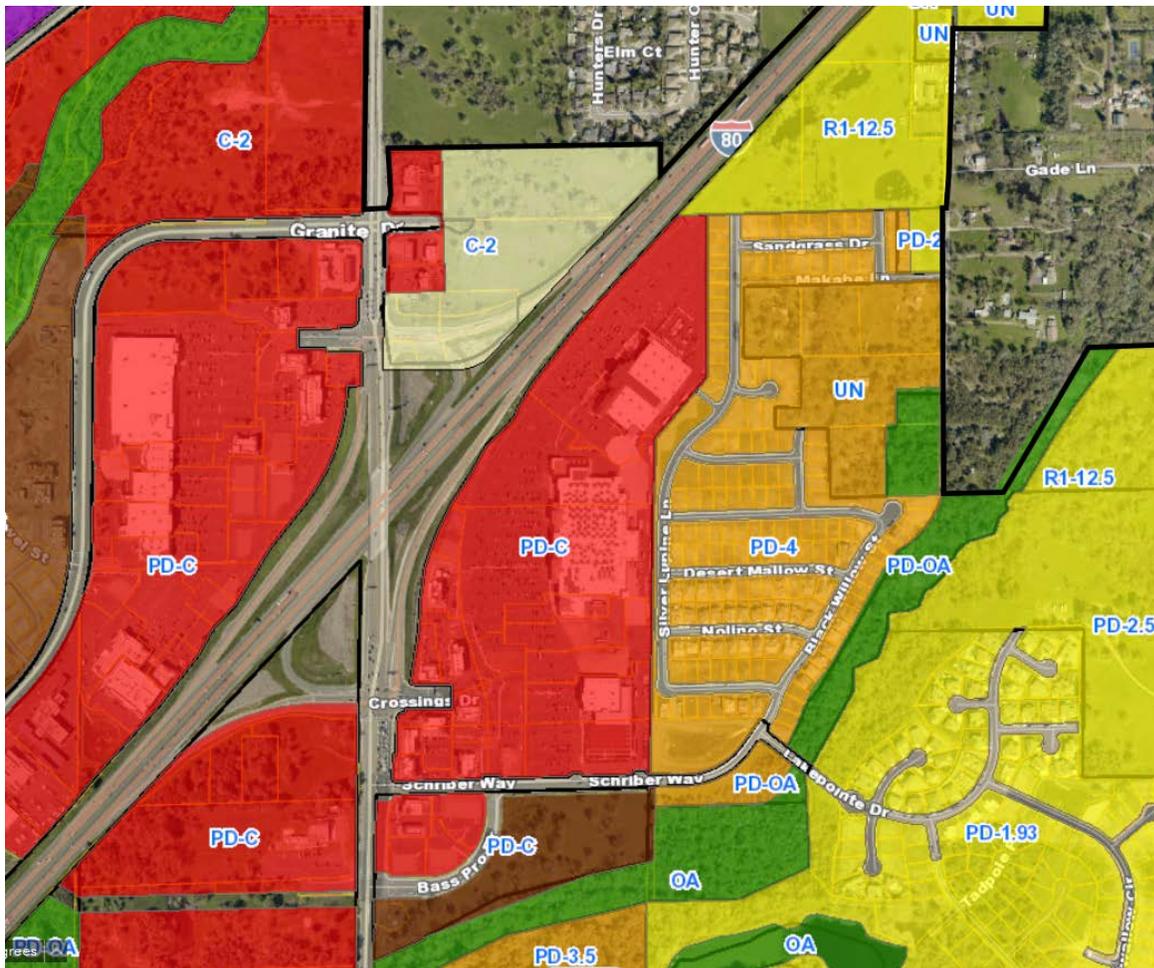
**Vicinity Map**

**Background and Site Characteristics**

The subject site is within the fully developed multi-building 500,000 +/- square foot Rocklin Crossings commercial center that was approved by City Council within the last eleven years. The project anticipated the inclusion of “big box” retailers such as Walmart and Bass Pro Shops. The approvals included designated small areas of sidewalk at the front of the stores for outdoor display and designated areas in the parking lots for temporary seasonal parking lot sales that require the approval of a special event permit. The requirement for a special event permit for use of the parking lot areas is specifically called out in the conditions of approval.

The existing approximately 101,100 square-foot Bass Pro Shops store was approved in 2014. In 2015, shortly after opening, Bass Pro Shops received approval of a Special Event Permit to allow a seasonal display area for boats from August to December of that year. The seasonal display area was approved for 68 parking spaces enclosed by temporary chain link fencing with a vinyl canvas overlay including artistic graphics. The temporary seasonal display has been in place since 2015 with Bass Pro Shops reporting unexpectedly successful boat sales in Rocklin since the first temporary outdoor sales approval. Hence, the request for a permanent outdoor storage and display area to accommodate the continued high volume of boat sales and related service and repair.

**Surrounding Land Uses**



**General Plan Land Use and Zoning Map**

**Environmental Determination**

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines under Section 15303 – New Construction or Conversion of Small Structures and

Section 15311 – Accessory Structures. For a more in-depth discussion of the environmental evaluation and conclusion, please refer to the Notice of Exemption attached to the draft resolution approving said exemption.

### **General Plan and Zoning Compliance**

The property is zoned Planned Development Commercial (PD-C) within the Rocklin Crossings General Development Plan and the underlying General Plan designation is Retail Commercial (RC). The existing retail store is consistent with both the General Plan designation and the Zoning of the property.

### **Outside Storage and Outside Sales Display**

Permanent outdoor storage and outdoor sales displays are acceptable upon approval of a conditional use permit in the Rocklin Crossings General Development Plan. Design review approval is required for the fencing and modifications to parking and circulation.

### **Parking**

The Rocklin Crossings General Development Plan requires Single Tenant Retail Commercial Buildings greater than or equal to 60,000 square feet to provide four parking spaces per 1,000 gross square feet of floor area. Bass Pros Shops was approved with 630 parking spaces and, including the square footage of the possible future bowling alley, was required to provide 476 spaces. The current store is approximately 101,100 square feet and is required to provide 405 spaces, leaving a 225 space surplus. The requested storage and display area would take up 147 spaces, leaving a 78 space surplus. In addition, Staff has analyzed the parking needs for Bass Pro Shops. Since the issuance of the special event permit for temporary boat storage and sales, staff has conducted periodic field reviews of the site and found that the temporary storage and display, which are similar in area to the proposed storage and display area, do not appear to have negatively impacted parking for the store or the shopping center. With the approval of these entitlements the project would remain compliant with respect to required parking.

### **Conditional Use Permit (U2018-0002) / Compatibility with Adjoining Land Uses**

### **Outdoor Storage**

Bass Pro is requesting outside boat storage, preparation, and display areas totaling approximately 75,000 square feet within the existing parking lot. The storage area would house shrink-wrapped boats, boats not yet prepped for display or delivery, customer boats brought in for service, and smaller boat accessory products within temporary storage containers and/or small structures. These containers/structures will fluctuate seasonally and will require review and approval by the Economic and Community Development Director prior to use. Staff has provided a draft condition of approval to this affect. Staff is also recommending a condition that any welding required to install boat accessories take place away from the main building on the eastern side of the storage area. Conditions to require screening of the storage area are

included in both the use permit and design review draft resolutions. Further discussion regarding the location and screening of the storage is below in the Design Review section.

### *Outdoor Sales Display*

Bass Pro Shops has requested that an approximately 39,400 square foot portion of the enclosure closest to the store front and freeway frontage serve as a secure display area open only to escorted customers. Staff has no objection to the proposed display area that would be enclosed only by decorative tubular steel fencing. Internally, the display area would be separated from the storage area by a proposed black vinyl coated chain link fence with attached vinyl/PVC mesh panels similar to the existing chain link and vinyl canvas fencing approved with the Special Event Permit.

Based on Staff's analysis and subject to the recommended draft conditions of approval, the project would not have a negative impact on any nearby properties and it is compatible with the surrounding commercial and residential uses.

### **Design Review (DR2018-0007)**

#### *Storage Area Screening*

Long-standing interpretations of the Zoning Ordinance and Citywide Design Review Guidelines have been that the visibility of outdoor storage should be minimized from public view and therefore requires screening. The Design Review Guidelines stipulate that service yards visible to the public be screened by a solid masonry wall or combination of masonry wall, solid doors and plantings and be located away from the front of buildings and from streets to the extent feasible. A standard condition of approval that applies to all conditional use permits and design review entitlements states:

"All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Economic and Community Development Director."

The Police Department strongly recommended that the storage area have visibility from the outside for security reasons and that the enclosure fencing not be easily climbable. Fire supported the fencing materials not being combustible. Staff also recognized that this storage area could be permanent or it could be removed in five to ten years if the approved "Fishbowl" bowling alley expansion of the existing store was constructed. In recognition of the above, staff worked with the applicant to find a compromise partial screening solution in the form of expanded metal mesh panels on a decorative tubular steel fence that both could support. This proposed solution is less expensive than a solid masonry wall, more permanent than a wood fence, and requires a reasonable investment in what could be a semi-permanent or a permanent improvement.

*Security and Fire/Life Safety Requirements*

As noted above, the applicant and staff worked diligently to find an acceptable enclosure solution that addressed Police's security concerns, Fire's access and combustibility concerns, and Planning's aesthetic concerns. Specific requirements for alarms, gate keypads, motion sensors, and lighting are required of the Security Plan to be submitted to and approved by the Police Chief prior to issuance of a building permit for the fencing. The recommended fencing materials and the gate locations shown in Exhibit A provide an aesthetic solution that addresses security concerns and maintains acceptable emergency circulation within the storage enclosure and for the remaining parking lot.

*Landscaping*

Staff has included recommended conditions that the existing landscaping materials and irrigation system are maintained. Additionally, Staff included a condition of approval to prohibit modification of, or storage of any products or materials within, the existing landscape planters.

Based on the analysis presented above, Staff recommends that the Planning Commission approve the entitlements as presented and subject to the draft conditions of approval for the conditional use permit and design review.

*Prepared by Dara Dungworth, Senior Planner*