

RESOLUTION NO PC-2018-

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Bass Pro Shops Outdoor Storage & Display – DR2018-0007)

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

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. Design Review (DR2018-0007) approves the location, fencing, and circulation for approximately 75,000 square feet of outdoor storage and display in the existing Bass Pro Shops parking lot at 5470 Crossings Drive.

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution No.           .

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and requiring the selection of exterior down lighting fixtures.

G. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment.

H. The landscaping design is compatible with the surrounding development and has been designed with provisions to minimize water usage and maintenance needs.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

J. The design of the site and building is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for Bass Pro Shops Outdoor Storage & Display – DR2018-0007 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior to a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Landscaping

All existing landscaping and irrigation shall be maintained within the existing landscape planters. There shall be no modification of the existing landscape planters or storage of materials or product within the landscape planters.

2. Enclosure

- a. The perimeter of the entire storage and display area shall be enclosed by an eight foot tall tubular steel fence with bent pickets consistent with Exhibit A and matching the nearby sewer lift station enclosure. The fence shall be constructed of medium-gauge or better steel or aluminum, black powder-coated, and shall be to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)
- b. Expanded metal (aluminum) mesh panels, substantially consistent with Exhibit A, shall be installed on the tubular steel fence contiguously beginning behind the second row boat display area and around the east-facing fencing to create an uninterrupted screen around the perimeter of the storage area, as indicated on Exhibit A. The expanded metal mesh panels shall be black powder-coated and shall be to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)
- c. A black, vinyl-coated (or approved equivalent) chain link fence with vinyl-coated PVC mesh panels is approved within the storage and display area to separate the approximately 35,600 square foot storage area from the approximately 39,400 square foot display area. (PLANNING, BUILDING)
- d. All gates shall match the adjacent approved enclosure design. (PLANNING, BUILDING)

3. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent conditional use permit (U2018-0002) has been approved. (PLANNING)

PASSED AND ADOPTED this 17<sup>th</sup> day of July, 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

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Chairman

ATTEST:

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Secretary

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EXHIBIT A

Design Review DR2018-0007

Available at the Economic and Community Development Department, Planning Division