

RESOLUTION NO. PC-2018

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
APPROVING A USE PERMIT TO ALLOW OUTDOOR STORAGE
AND DISPLAY IN A PD-C ZONE

(Bass Pro Shops Outdoor Storage & Display – U2018-0002)

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. Conditional Use Permit (U2018-0002) allows for approximately 75,000 square feet of outdoor storage and display in a portion of the Bass Pro Shops parking lot at 5472 Crossings Drive within the Rocklin Crossings shopping center.

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

C. The establishment, maintenance, and operation of the proposed uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The establishment, operation, and maintenance of the uses and buildings or structures 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 conditional use permit for Bass Pro Shops Outdoor Storage & Display / U2018-00052 is hereby approved as depicted and further described in Exhibit A of concurrent design review entitlement, Bass Pro Shops Outdoor Storage & Display / DR2018-0007, approved via Planning Commission Resolution No. [REDACTED] and included therein, and by this reference incorporated herein, 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, Issuance of a Certificate of Occupancy, or initiation of use as is 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. Security

- a. Prior to building permit issuance the applicant shall prepare a security plan for review by the Rocklin Police Department and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact. The security plan shall include the following components, to the satisfaction of the Chief of Police: (POLICE, BUILDING, PLANNING)
 - i. Cameras shall be installed and operational in the vicinity of the storage area;
 - ii. All exterior gates shall be alarmed and have keypad access;
 - iii. The interior of the storage area shall have motion sensors for alarms and lighting;
 - iv. The storage area shall be well-lit in conjunction with the motion sensors and shall include security lighting in addition to the existing parking lot lights, if required. Planning shall review and approve the locations and types of light fixtures for any additional security lighting.
- b. Prior to building permit issuance the property owner, or tenant, shall obtain and maintain at all times an Alarm System Permit for each security system installed and operated on the property in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE, BUILDING)

2. Outdoor Storage and Display

- a. Approximately 75,000 square feet of outdoor storage and display is allowed within the parking lot of the Bass Pro Shops building at 5472 Commons Drive consistent with Exhibit A of the concurrent Design Review. (PLANNING)
- b. Permanent display of boats and/or trailers outside the fenced storage and display area shall be allowed only in the designated area at the front of the store as shown in Exhibit A of the concurrent Design Review. (PLANNING)
- c. Temporary storage and display outside the approved storage and display area may be acceptable subject to review and approval by the City. Short-term, periodic sales events may be processed as a Special Event Permit. Longer-term storage and display outside the approved storage and display areas would require modification of this use permit. (PLANNING, FIRE, POLICE)
- d. The outdoor storage and display areas shall be substantially consistent with Exhibit A of the concurrent Design Review and shall comply with the Fencing conditions of approval on the Design Review. (PLANNING, FIRE, POLICE)
- e. Use of shipping containers and / or other small temporary structures for storage of small items may be allowed within the enclosed storage area subject to the review and approval of the Economic and Community Development Director. (PLANNING, BUILDING)

3. Other

Any welding associated with installation of boat accessories shall take place away from the store building on the eastern side of the storage area. (PLANNING, FIRE)

4. Maintenance and Stormwater Quality Protection

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)
- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Community Development Director. (PLANNING)

- c. The property owner shall provide and regularly maintain as needed adequate stormwater protection measures or best management practices (BMPs), such as straw wattles and inlet bags, within the vicinity of the storage area to prevent accidental spills of materials from reaching the storm drain system. (ENVIRONMENTAL SERVICES)
- d. The enclosure fencing and/or the products and materials stored within the enclosure shall not block any storm drain inlets. (ENVIRONMENTAL SERVICES)
- e. All spills of products or materials shall be cleaned up as quickly as feasible using BMPs; no unprotected pressure washing or hosing off of asphalt is permitted. (ENVIRONMENTAL SERVICES)

5. 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 design review (DR2008-0007) has been approved. (PLANNING)

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

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary

Exhibit A

See concurrent Design Review DR2018-0007 Exhibit A

Available at the Economic and Community Development Department, Planning Division