

SIERRA COLLEGE AREA

General Development Plan

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Chapter 1 Introduction

1.1 Background + History

The Sierra College Area General Development Plan was originally approved in June 2002. At that time, the area was a part of the Sphere of Influence of the City of Rocklin, but was located within Unincorporated Placer County. As a part of the 2002 approval of the Sierra College Area General Development Plan, the site was annexed into the City of Rocklin.

Since approval of the Sierra College Area General Development Plan, the following changes have occurred in the plan area:

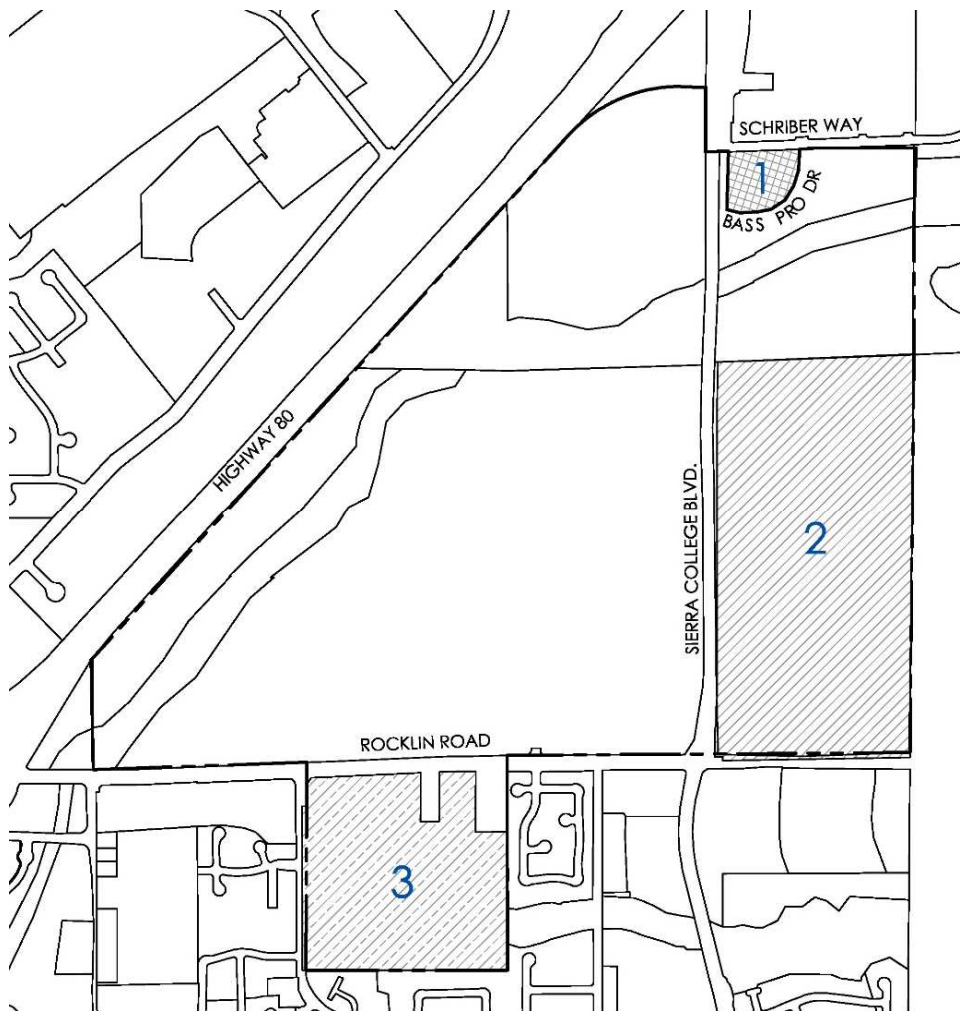
1. The 3.7-acre parcel located east of Sierra College Boulevard, north of Bass Pro Drive and south of Schriber Way was included in the Center at Secret Ravine GDP, and subsequently developed. As directed by the City of Rocklin, this area is removed from the Sierra College Area General Development Plan.
2. Planning and preliminary engineering efforts have begun for the 72+/- acre site, located east of Sierra College Boulevard and north of Rocklin Road. This area is envisioned as a neighborhood with multiple uses, for which GDP land use changes will be required.
3. Planning and preliminary engineering efforts have also begun for the 36+/- acre site, located south of Rocklin Road and east of El Don Drive. This area is not within the approved Sierra College Area General Development Plan, so it will be included with this update, and assigned land uses consistent with the mixed-use neighborhood envisioned.

These changes are depicted on the Figure 1.

The document to follow updates the original 2002 General Development Plan to include an expanded palette of land uses that will guide development, and expand the Sierra College Area to include a 36-acre area south of Rocklin Road and remove the 3.7-acres. These additional land uses are the culmination of three years of joint collaboration

between Sierra College representatives, Sierra Evergreen East, LLC, Cresleigh Homes Corporation and community members, to create an integrated and cohesive neighborhood that complements the College campus and enhances the existing urban fabric.

Figure 1: Background + History



1.2 Purpose of General Development Plan

A General Development Plan is a detailed planning document that defines, in detail, the development criteria for a project area. Chapter 17.60 of the Rocklin Municipal Code establishes a Planned Development process as a "means to provide for greater flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances." The Sierra College Area General Development Plan has been created to allow the integrated development of the 410-acre project area in a manner that will (a) promote the development of developable areas and avoid sensitive environmental areas, (b) encourage creative and innovative design by allowing flexibility in property development standards, (c) encourage the preservation of open space, and (d) accommodate various types of large scale, complex and phased development in the planning area. More specifically, the Sierra College Area General Development Plan:

1. Establishes the interrelationship between land uses within the plan area, and other surrounding land uses.
2. Establishes permitted and conditionally permitted land uses for all districts within the Sierra College Area.
3. Establishes development standards such as the lot sizes, building setbacks, and height limits.

The General Development Plan will serve as the regulatory land use document for the Sierra College Area, guiding all future development. All future development proposals shall be consistent with the standards established herein.

1.3 Interpretation

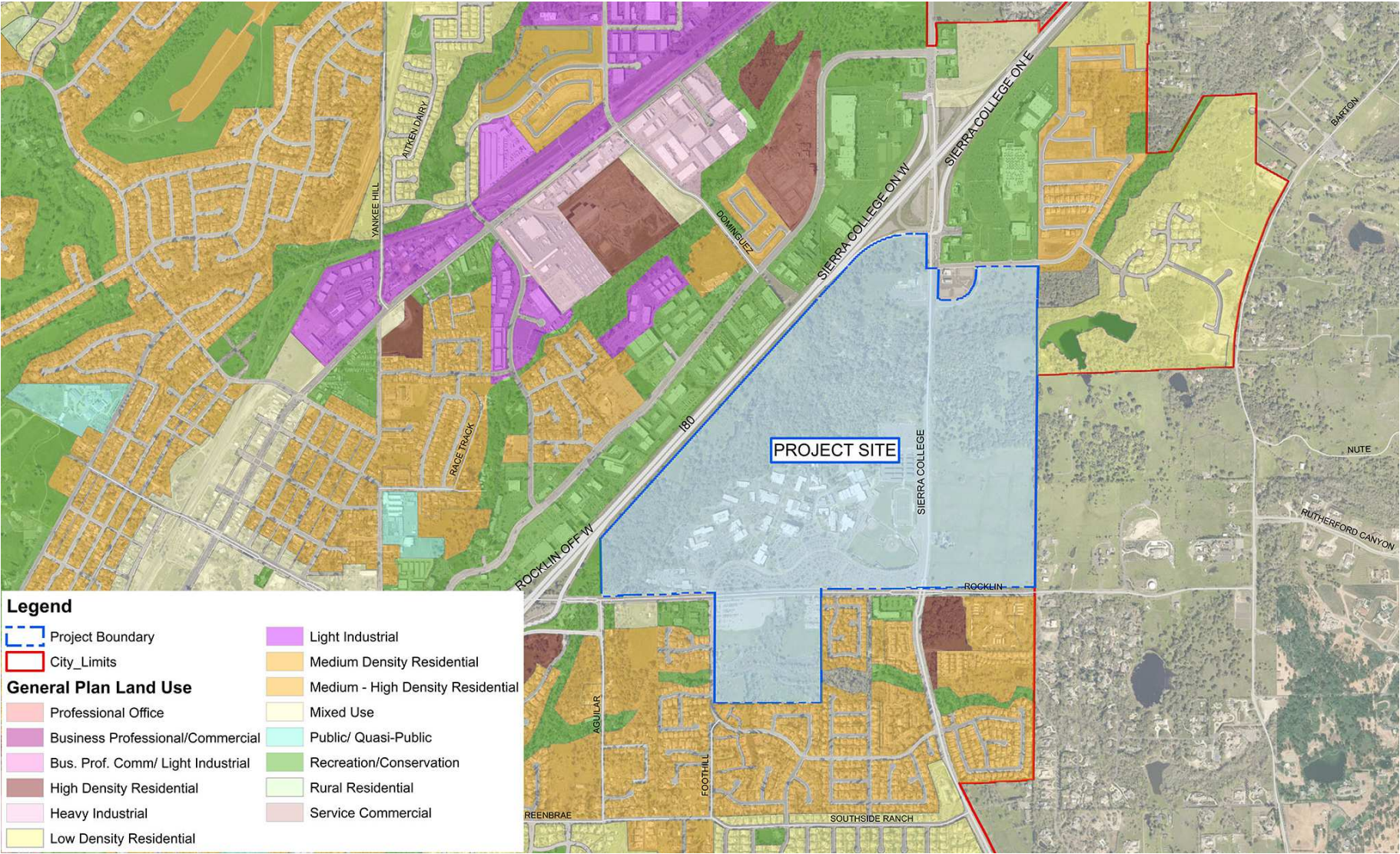
All provisions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

1.4 Plan Area Location + Description

Rocklin is located in the County of Placer, about 20 miles northeast of

the City of Sacramento. The Sierra College Area annexation includes approximately 410 acres located in the City of Rocklin. The existing Sierra Community College campus is on a portion of the site. The campus is composed of several parcels located on the northwest portion of the Sierra College Area, generally north of Rocklin Road and west of Sierra College Boulevard. The current campus encompasses approximately 275 acres of the 410-acre plan area. The remaining 135 acres are located to the north of the Sierra Community College campus; along both the easterly and westerly sides of Sierra College Boulevard; and to the south of Rocklin Road and east of El Don Drive. Figure 2 provides a regional map of the Sierra College Area in the context of adjacent uses.

Figure 2: Vicinity Map



Chapter 2 Zoning Districts + Relationship to the Rocklin Municipal Code

2.1 Zoning Districts

To encourage a more creative and flexible approach to the use of land in the plan area, the General Development Plan identifies the zoning for the Sierra College area as Planned Development (PD).

The Sierra College Area General Development Plan will utilize the following zoning categories, or districts, and establish the arrangement of those districts on the site as depicted in Figure 3, Zoning District Map.

PD-3.5 Residential – Three-and-one half (3.5) dwelling units to the gross acres.

Purpose: To provide for medium density single family-detached residential units, with minimum lot size of 10,000 square feet.

PD-8.4 Residential – 3.6 to 8.4 dwelling units per gross acre (Figure 4)

Purpose: Consistent with the City of Rocklin General Plan Land Use designations, the PD-8.4 designation:

- A. Provides areas for single family detached homes on lots with a minimum lot size of 4,000 square feet.
- B. Allows for accessory uses and nonresidential uses, compatible with single family neighborhoods.
- C. Discourages non-residential uses which are incompatible with single family neighborhoods.

PD-15.4 Residential – 8.5 to 15.4 dwelling units per gross acre

(Figure 5)

Purpose: Consistent with the City of Rocklin General Plan Land Use designations, the PD-15.4 designation:

- A. Provide areas for single family detached and attached homes with a minimum lot size of 1,200 square feet.
- B. Allows for a variety of unit types included, but not limited to, small lot single family, duplexes, triplexes, townhomes, and condominiums.

PD-15.5+ Residential – 15.5+ dwelling units per gross acre (Figure 6)

Purpose: Consistent with the City of Rocklin General Plan Land Use designations, the PD-15.5+ designation:

- A. Provides areas for multi-family attached homes. Located conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses.

PD-CCAE Community College Adjacent East

Purpose: Provides areas for a variety of uses which could include office, medical office, retail, medium high density residential, assisted and/or senior living, adjacent to the Sierra College Campus.

PD-CCAW Community College Adjacent West

Purpose: Provides areas for a variety of uses which could include office, medical office, retail, college uses, assisted and/or senior living, adjacent to the Sierra College Campus.

PD-C Commercial

Purpose: To provide for a mix of retail and services to meet the needs of local residents and travelers along Interstate 80 and Sierra College Boulevard.

PD-VCMU Village Commercial/Mixed-Use

Purpose: To provide an integrated development with a mix of retail commercial, office and residential uses to meet the needs of local residents, students and staff of Sierra College; and consistent with the City of Rocklin General Plan Land Use designation:

- A. Provide for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities.
- B. Promote economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community.
- C. Provide flexibility for non-residential uses (office, retail, service, entertainment) and residential (typically medium and high density residential) uses to be located within the same building, lot or block; either horizontally or vertically mixed; and with no specific ratio of residential to non-residential uses.

PD-P Park

Purpose: To provide active and passive recreation uses within an attractive landscaped environment.

PD-OS Open Space

Purpose: To provide open space uses which serve to protect and preserve natural features, drainage courses and wooded areas throughout the Plan Area.

Figure 3: Zoning Map

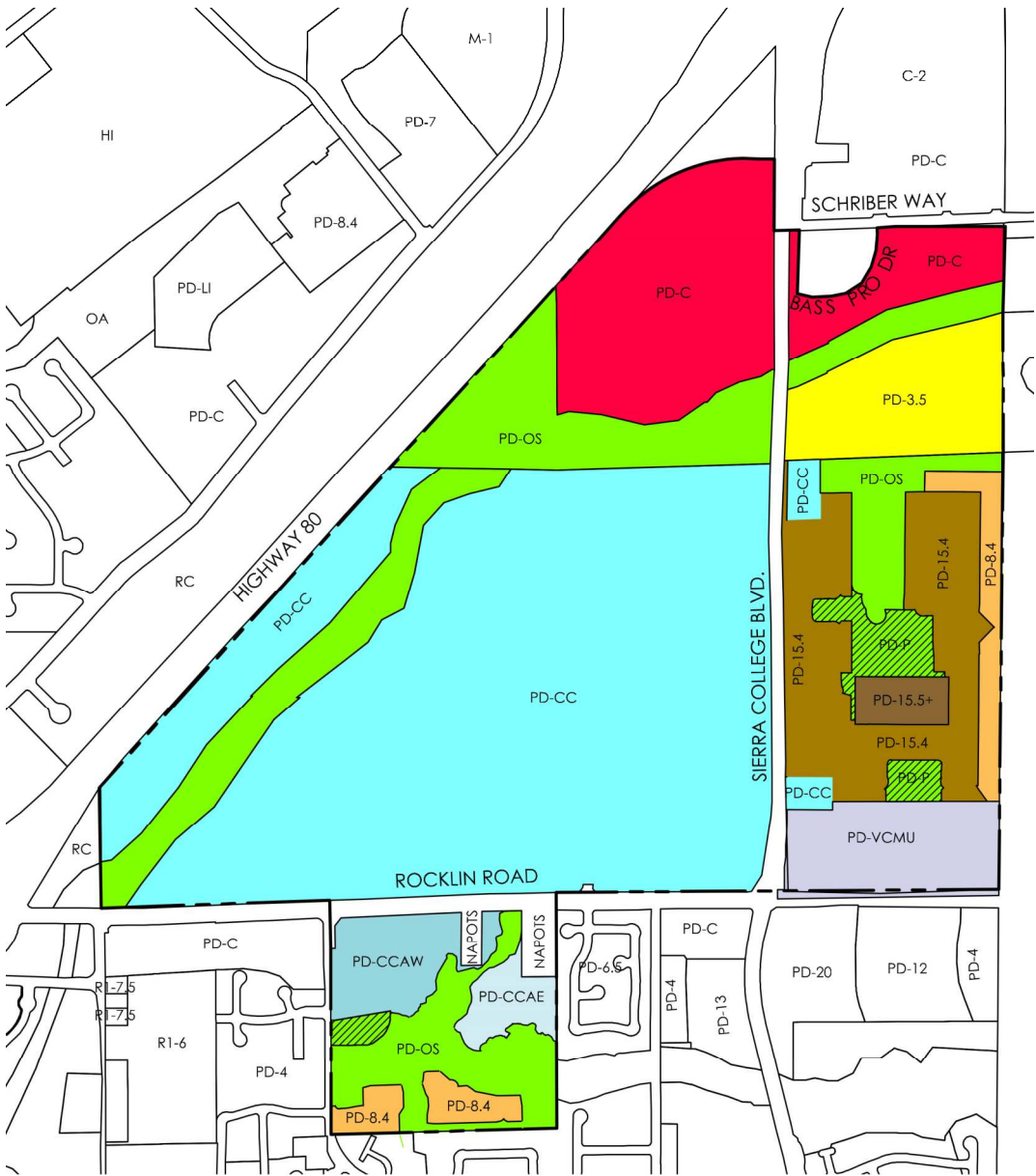


Figure 4: PD-8.4 Typical Plot Plan

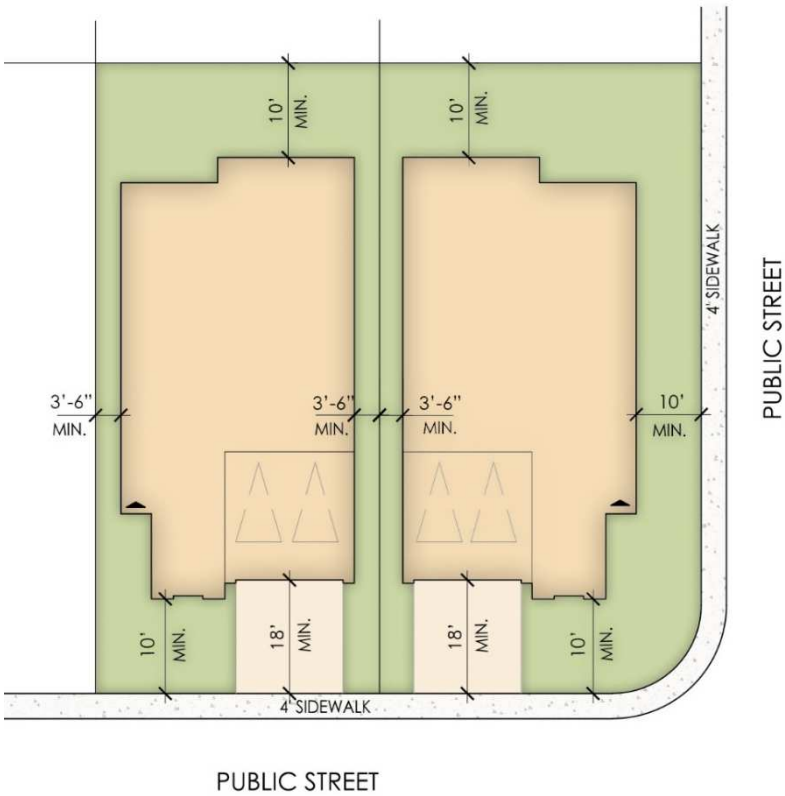
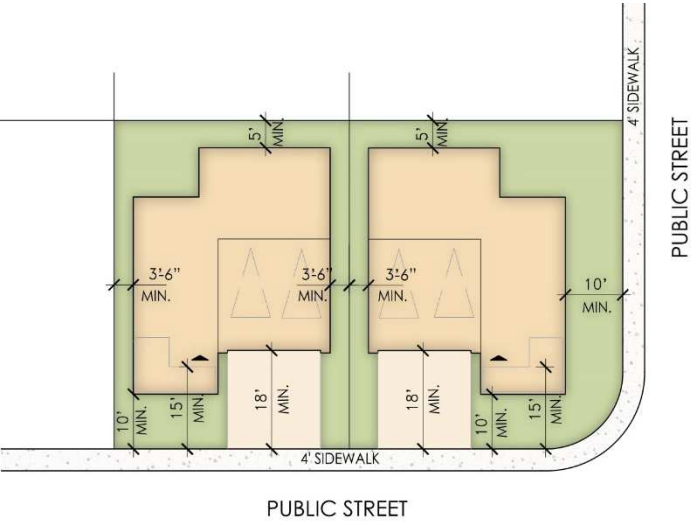


Figure 5: PD-15.4 Typical Plot Plan

DETACHED



ATTACHED

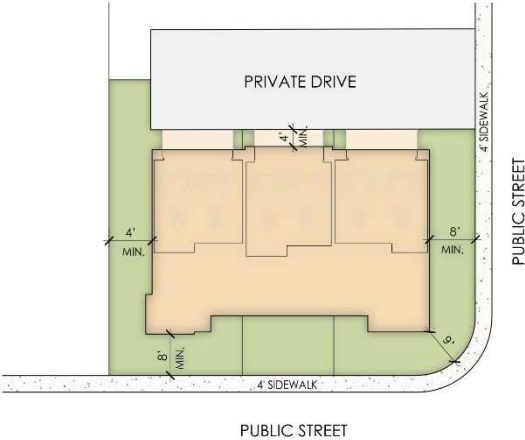


Figure 6: PD-15.5+ Typical Plot Plan



Chapter 3 Permitted Land Uses + Development Standards

3.1 Introduction

This chapter presents information regarding permitted uses and development standards associated with the zoning districts applied in the Sierra College General Development Plan Area. The following sections have been divided between residential, non-residential, and parks/open space uses. The required standards presented in this chapter are prescriptive, which means all projects must comply with them without any discretion.

3.2 Residential Districts

To follow are permitted uses and development standards unique to residential land use designations within the Sierra College Area General Development Plan.

3.2.1 Permitted Land Uses

Table 1 outlines permitted and conditionally permitted land uses within all residential districts. The permitted and conditionally permitted uses in Table 1 are subject to the following conditions and criteria: The Community Development Director may determine certain uses or activities that are not explicitly stated above to be permitted or conditionally permitted uses provided the use or activity has characteristics that are similar to those of the uses listed above.

Table 1:
Permitted and Conditionally Permitted Uses in Residential Districts

USES	PD-3.5	PD-8.4	PD-15.4	PD-15.5+
Dwelling, single-unit	P	P	P	P
Dwelling, multi-unit			P	P
Model home, temporary sales office	P	P	P	P
Accessory uses & structures	P	P	P	P
Places of Assembly for Community Service*	U	U	U	U
Community/Residential Care	U	U	U	U
Day Care Facilities	U	U	U	U
Public Utility Buildings	U	U	U	U
Schools, private elementary and secondary	U	U	U	U
Schools, public elementary and secondary	P	P	P	P
Secondary residential units	U	U	U	U
Single family	P	P	P	P

P = Permitted Use U = Conditionally Permitted Use

* Non-commercial places of assembly, including but not limited to, fraternal halls, churches and meeting halls.

3.2.2 Development Standards

Residential uses within the Sierra College Area General Development Plan shall meet the following minimum development standards:

Table2
Residential Development Standards¹

	PD-3.5	PD-8.4	PD-15.4	PD-15.5+
Minimum Units Per Gross Acre	-	3.5	8.5	15.5
Maximum Units Per Gross Acre	3.5	8.4	15.4	-
Minimum Lot Area (Square Feet)	10,000	4,000	1,240	-
Minimum Lot Width (Interior)	80'	40'	21'	-
Minimum Lot Width (Corner)	85'	45'	26'	-
SETBACKS (in feet)				
FRONT				
Porch (from back-of-walk)	-	10'	8'	10'
Building (from back-of-walk)	25'	10'	8'	10'
Garage (from back-of-walk/private dr.)	-	18'/5'	18'/4'	18'/5'
SIDE				
Interior	10'	3'-6"	3'-6"	3'
Street (from back-of-walk/private dr.)	25'	10'/5'	8'/4'	8'/5'
Rear	30'	10'	5'	10'
Distance Between Buildings	-	7'	7'	20'
Along Sierra College Blvd. Frontage ¹	-	5'	5'	5'
Maximum Lot Coverage (%)	35	66	74	50
MAXIMUM BUILDING HEIGHT ² (in feet)				
Principal Building	30'	30'	45'	60'
Accessory Building	14'	14'	14'	14'

¹ Future sound study will determine if a sound wall along Sierra College Boulevard adjacent to residential uses will be necessary.

² Building height measured from grade to double top plate.

3.3 Non-Residential Districts

To follow are permitted uses and development standards unique to non-residential land use designation within the Sierra College Area General Development Plan.

3.3.1 Permitted Uses

Table 3 outlines permitted and conditionally permitted land uses within all non-residential districts. The permitted and conditionally permitted uses in Table 3 are subject to the following conditions and criteria:

The Community Development Director may determine certain uses or activities that are not explicitly stated above to be permitted or conditionally permitted uses provided the use or activity has characteristics that are similar to those of the uses listed herein. All permitted uses shall be conducted entirely within a building with outside storage or display prohibited.

Table 3
Permitted and Conditionally Permitted Uses in Non-Residential Districts

USES	PD-C ¹	PD-CC ²	PD-CCAE ²	PD-CCAW ²	PD-VCMU ¹
Arcade/Billiard Parlor					
Assisted living facility/continuum of care complex	U				P
Automotive Dealership	U				
Automotive Dealership (entirely indoor without repair)	P				
Automotive Repair Shop (Light)	P				
Automotive Repair Shop (Heavy)	U				
Banking, Insurance, Financial	P	P			P
Broadcasting Studios	U	U			P
Business Support Services	P	U			P
Car Wash (Stand along or with a Gas Station)	U	U			P
Coin operated laundry or pick-up station for laundry or dry cleaning	P	U			P
Convenience Stores	P	U			P
Convenience store with gasoline sales	P	U			U
Contractors yard	U	U			
Day Care Facilities	U	P			P
Delicatessen	P	U			P
Drive-through Facilities	P	U			P
Dry cleaners with on-site dry cleaning	P	U			U
Death care services, including mortuary and cremation service	U				U
Equipment rentals, indoor	U				U
Equipment rentals, outdoor	U				
Farm Equipment & Supply Sales					
Gas Station					
Hard Liquor Sales (off-premise sales)					
Hospital	U	U			U

USES	PD-C ¹	PD-CC ²	PD-CCAE ²	PD-CCAW ²	PD-VCMU ¹
Hotel/Lodging	P	P			P
Indoor Sports and Recreation, Health and fitness centers, Figure salons	P	P			P
Massage Parlors					
Mini storage	U				
Mobile Pushcart Vending Facility	U	U			U
Offices, including medical office	P	P			P
Outdoor Dining	P	P			P
Personal Services (beauty/barber shop, dry cleaners, dance studio, etc.)	P	P			P
Pet shop, grooming services	P	U			P
Places of Assembly for Community Service	U	P			P
Plant Nurseries (stand alone or accessory to a department store)	P	U			P
Printing & Publishing	P				P
Public Utility Facilities					
Research & Development					
Restaurant, with or without bar	P	U			P
Restaurant ancillary to & within primary use	P	P			P
Retail Sales (inside an enclosed building) except adult oriented motion pictures shall be regulated by Section 17.79.020 of the R.M.C.	P	U			P
Retail use, showroom and training appurtenant to a permitted or conditionally permitted use	P	U			P
Schools, college & university	U	P			P
Schools, private elementary and secondary	U	P			U
Schools, public elementary and secondary	P	P			U

USES	PD-C ¹	PD-CC ²	PD-CCAE ²	PD-CCAW ²	PD-VCMU ¹
Schools, specialized education & training, including trade schools	U	P			U
Sports facility or other public assembly	P	P			P
Theaters, except adult oriented motion pictures shall be regulated by Section 17.79.020 of the R.M.C.	U	U			U
Uses involving public address system	U				U
Uses that operate between 11pm and 6am					
Vehicle rental storage (outside)					
Veterinary Clinic	U	U			P
Warehousing and Distribution					
Wholesale Sales					
Woodworking and Cabinet Shops					
Residential					
Attached multifamily residential units, 4 plus units		U			P
Attached residential units, less than 4 units		U			P
Attached residential units, less than 4 units located above commercial space		U			P
Single-family residential(detached)		U			U
Dormitories		P			U

P = Permitted Use

U = Conditionally Permitted Use

- ¹ For all locations adjoining the Sierra College Blvd. frontage, commercially zoned properties or riparian areas, buildings shall be limited to single story and slab-on-grade foundations. Multi-story or multi-level construction may be permitted if the Community Development Director determines that the design of the building precludes it from being adversely affected by noise, glare, and other impacts from the adjacent commercial site.
- ² All uses and facilities typically found on a community college campus are permitted. Such uses include, but are not limited to, classrooms, dormitory, library, bookstore, and other support facilities. Uses that involve the potential to create off-site odor, dust, noise, light, vibration, traffic, or other nuisance factors, will be considered with a conditional use permit. Such uses include, but are not limited to, sports facility/stadium and performing arts theater and additions or modifications to such existing facilities.

3.3.2 Development Standards

Development of all non-residentially zoned districts shall meet the following minimum development standards:

Table3
Non-Residential Development Standards

	PD-C	PD-CC ³	PD- CCAE ³	PD- CCAW ³	PD-VCMU
Maximum Floor Area Ratio (FAR)	0.35	0.40	TBD ⁶	TBD ⁶	0.35
Minimum Lot Area (Square Feet)	N/A	N/A			N/A
Minimum Lot Width (Interior)	N/A	N/A			N/A
Minimum Lot Width (Corner)	N/A	N/A			N/A
Minimum Lot Depth	N/A	N/A			N/A
SETBACKS (from building/parking, in feet)					
Minimum Setback					
Street frontage ^{1,2,5}	10'⁄5'	10'⁄5'	TBD ⁶	TBD ⁶	10'⁄5'
Adjacent to Residential					
Side yard	10'⁄5'	10'⁄5'	TBD ⁶	TBD ⁶	10'⁄5'
Rear yard	10'⁄5'	10'⁄5'			10'⁄5'
Adjacent to All Other Uses					
Interior side yard	10'⁄5'	10'⁄5'	TBD ⁶	TBD ⁶	10'⁄5'
Street side yard ⁵	10'⁄5'	10'⁄5'			10'⁄5'
Rear yard setback	10'⁄5'	10'⁄5'			10'⁄5'
Maximum Building Height (in feet) ⁴	40'	40'	TBD ⁶	TBD ⁶	40'
Minimum Parking Requirements	Per Zoning Code				
Residential density (dwelling units per acre)	N/A	15.5+	TBD ⁶	TBD ⁶	15.5+

1. The street setbacks shall be provided along Sierra College Boulevard, Rocklin Road, and private streets that are not interior roads on the Community College campus. Setbacks are not required along interior campus roadways.
2. All setback areas along public rights-of-way shall be landscaped, irrigated, and maintained.
3. Development by Sierra Community College is exempt from Design Review unless the proposed project requires approval of a conditional use permit pursuant to the Rocklin Municipal Code.
4. The maximum permitted building height is 40 feet. A height over 40 feet may be allowed subject to approval of a Conditional Use Permit.
5. All building and parking lot setback areas along public rights-of-way shall be landscaped, irrigated, and maintained.
6. Development Standards to be determined through public outreach.

3.4 Parks + Open Space Districts

To follow are permitted uses and development standards unique to the parks and open space land use designations within the Sierra College Area General Development Plan.

3.4.1 Permitted Land Uses

Table 6 outlines the permitted and conditionally permitted uses within the parks and open space districts. The permitted and conditionally permitted uses in Table 6 are subject to the following conditions and criteria:

The Community Development Director may determine certain uses or activities that are not explicitly stated above to be permitted or conditionally permitted uses provided the use or activity has characteristics that are similar to those of the uses listed above.

Table 6
Permitted and Conditionally Permitted Uses in Open Space Districts

USES	PD-P	PD-OS
Open, Natural Drainage Courses	P	P
Trails	P	P
Passive parks	P	U
Active recreational uses	P	U
Community clubhouse facility	P	U
Public Utility Uses, but not including equipment yards, storage yards, warehouses or repair shops	P	U

P = Permitted Use U = Conditionally Permitted Use

3.4.2 Development Standards

The parks and open space districts shall be maintained in accordance with all applicable local, state or federal law.

Chapter 4 Non-Conforming Uses

4.1 Definitions

Non-Conforming Use: a use that, though lawful when commenced, is now unlawful due to change in the regulations concerning the use.

Non-Conforming Structure: a structure that, though lawful when constructed, is now unlawful due to the change in the regulations concerning the structure (i.e., parking, setbacks, and height).

4.2 Residential Non-Conforming Uses

Residential uses and structures, in a non-residential zone, which exist legally at the time of adoption of this General Development Plan, shall be considered legal non-conforming uses. The residential structures may be modified, enlarged, and maintained provided the number of dwelling units is not increased.

All new development must meet the development standards outlined in the General Development Plan and Title 17 of the Rocklin Municipal Code.

4.3 Non-residential Non-Conforming Uses

All existing commercial uses and structures in a residential zone shall be considered legal non-conforming. The structures may be maintained as necessary to protect the public health and safety. All new development must meet the requirements outlined in the General Development Plan and Title 17 of the Rocklin Municipal Code.

4.4 Placer County Conditional Use Permits

The provisions of RMC Section 17.62.030, Non-Conforming Uses and Structures/Conditional Uses Without a Permit, shall not apply to any use which was granted a conditional use permit by Placer County prior to the annexation of the area affected by this ordinance. The provisions of the conditional use permit shall be recognized and enforced by the City of Rocklin.

4.5 Restoration of Nonconforming Building

Any legal nonconforming structure, or any structure in which a legal nonconforming use existed, as defined in this Chapter Four, which is damaged or destroyed by any reason may be rebuilt or restored to the same size and character, and may continue to be used or occupied for the same purposes, as existed prior to the damage or destruction.