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ROCKLIN
CALIFORNIA

MEMORANDUM

DATE: December 12, 2017

TO: City Council

FROM: Dara Dungworth, Senior Planner
Bret Finning, Planning Services Manager
Marc Mondell, Economic & Community Development Director

RE: Post Agenda Item
December 12, 2017 City Council Agenda Packet
Agenda Item #24, Rocklin Civic Center General Development Plan Amendment
Revised Ordinance & Public Correspondence

Subsequent to the distribution of the agenda packet for the December 12, 2017 City Council meeting for the Rocklin Civic Center Plan, an omission in the draft Ordinance was discovered. A corrected version of the Ordinance is provided here, Attachment 1 to this Memo, with a new Section 4 added and the following sections renumbered.

In addition public correspondence on the project received subsequent to the publication of the packet is included as Attachment 2 to this Memo.

Attachments
Attachment 1 – Revised Draft Rocklin Civic Center General Development Plan Ordinance
Attachment 2 – Public Correspondence

ATTACHMENT 1

ORDINANCE NO. 1086

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE ROCKLIN CIVIC CENTER GENERAL DEVELOPMENT PLAN, ORDINANCES 745 AND 899, TO MODIFY CERTAIN DEVELOPMENT STANDARDS WITHIN THE PD-8 ZONE DISTRICT

(Villages at Civic Center – Rocklin Civic Center / PDG2017-0005)

The City Council of the City of Rocklin does ordain as follows:

Section 1. **Findings**. The City Council of the City of Rocklin finds and determines that:

A. The proposed amendment to the Rocklin Civic Center General Development Plan would modify certain development criteria applicable to homes built in the RD-8 (PD-8) zone district, superseding the RD-8 development standards of Ordinances 745 and 899.

B. The area is physically suited to the uses authorized in the proposed general development plan amendment.

C. The proposed general development plan amendment is compatible with the land uses existing and permitted on the properties in the vicinity.

D. The land uses, and their density and intensity, allowed in the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

E. The City Council has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

F. The requested modifications would make the Rocklin Civic Center Plan more consistent with other similar zone districts throughout the City; encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. **Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. **Environmental.** The proposed Villages at Civic Center – Rocklin Civic Center project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Villages at Civic Center Initial

Study/Mitigated Negative Declaration of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2005-306. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Villages at Civic Center – Rocklin Civic Center project is required, nor should be conducted, since the Villages at Civic Center – Rocklin Civic Center is within the scope of the Villages at Civic Center MND which adequately describe these activities for purposes of CEQA for the following reasons:

A. No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the Villages at Civic Center – Rocklin Civic Center project;

B. No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

C. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:

i) That the project will have one or more significant effects not discussed in the previous MND;

ii) That significant effects previously examined will be substantially more severe than shown in the previous MND;

iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

iv) That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Section 4. **Amendment of the Rocklin Civic Center Plan.** The Rocklin Civic Center Plan Development Standards, Planned Development-Residential (RD-8) section is amended as shown in Exhibit A.

Section 5. **Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity

of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 6. **Effective Date**. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on December 12, 2017, by the following vote:

AYES:	Councilmembers:	
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on January 9, 2017, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

_____

, Mayor

ATTEST:

_____

Barbara Ivanusich, City Clerk

First Reading:	12/12/17
Second Reading:	1/9/18
Effective Date:	2/8/18

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EXHIBIT A

Ordinance 1086
Rocklin Civic Center
Amendment to General Development Plan

The Rocklin Civic Center Plan is amended as follows:

PLANNED DEVELOPMENT-RESIDENTIAL (RD-8)

The PD-R (RD-8) single family townhouse will be regulated by chapter 17.60 of the Zoning Ordinance. This area shall also observe the following development standards.

Maximum Dwelling Units per Acre	8
Housing Type	Units must be attached in clusters of two to six units
Maximum Height	
Primary Structures	30 feet-2 stories
Accessory Structures	14 feet
Minimum Lot Size	1,200 square feet
Maximum Total Project (Lot) Coverage	50%
Minimum Lot Width	30 feet interior 35 feet corner lots (20 feet 8 inches)**
Minimum Setbacks	
Front Garage (from interior street or driveway)	Maximum of 5 feet or not less than 18 feet
Front Dwelling Unit (from interior street or driveway)	5 feet
Project Perimeter	20 feet
Between Buildings	20 feet
Minimum Setback to a Designated Quarry*	25 feet

* Applicable quarries are those quarries depicted on the Project Area Boundary Map, Figure 2.
** Applicable only to Tentative Subdivision Map (SD-2004-08)

ATTACHMENT 2

Villages at Civic Center

December 10, 2017

Rocklin City Council

The residents in our small neighborhood have been actively involved in the proposed development of our open spaces since the Civic Center Plan's beginnings in 1991. We have strived for compatible housing densities for our neighborhood and have been forced to make many compromises over the past 20 years with different proposed plans.

This year we have had several meetings with new property owners, Riverland Homes and the City Manager regarding the current proposed development for the Villages. We appreciate their outreach to all the neighbors and there are many positive elements to their plan such as: the opening of Ruhkala Road to Woodside Drive, eliminating through traffic into our neighborhood, single story homes on Lost and Evelyn Avenues, and the wetland open spaces.

We always wanted half of the condo units to be 1 story; however, the proposed design of these 4 and 5 unit 2 story condos is something that we neighbors feel we can live with because of the developer's design changes and accommodations to existing property owners that are living on the perimeter of the property. In order to avoid other development proposals, we agreed not to protest this amendment.

We do want to take this opportunity to state we are very concerned that all these 2 story condos will set a precedent for future development on open property north of the Villages. We would hope that this can be prevented by rezoning those properties to 4 per acre which would make it consistent with the 4 per acre in the rest of the Civic Center area. No one in our neighborhood ever wanted an RD-8 zoning allowed but it happened to go through years ago when the city wanted the senior-housing zoning on Evelyn Avenue. We hope the city will address this potential problem.

Margaret Schimmelman

Bill Schimmelman

Joanne Lawson

Jon Lawson

Cindy Miller

[illegible]

[illegible]

Rose Ann Ruhkala Burks 624-5057

[illegible]

[illegible]

Roy Ruhkala

Rhonda Ruhkala

Diane Ruhkala Bell 624 2217

[illegible] Bell