

ORDINANCE NO. 1068

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN
ORDINANCE REPEALING THE ZL ROCKLIN MIXED USE GENERAL DEVELOPMENT PLAN,
ORDINANCE 930, AND ESTABLISHING THE ROCKLIN GATEWAY GENERAL DEVELOPMENT
PLAN AND REZONING AN AREA FROM PLANNED DEVELOPMENT – MIXED USE (PD-MU)
TO PLANNED DEVELOPMENT RESIDENTIAL – 33 DWELLINGS PER ACRE (PD-33)
(Rocklin Gateway / PDG2016-0005, Z2017-0003)

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

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

A. The proposed General Development Plan would rescind the existing ZL Rocklin General Development Plan, Ordinance 930, and approve a new Rocklin Gateway General Development Plan on an approximately 7.0 acre site (APNs: 010-010-016, -017, -028, -029, and 010-040-040) to establish a Planned Development Residential – 33 dwellings per acre (PD-33) zone district consistent with the Mixed Use General Plan designation for the property. The proposed General Development Pan would establish land uses and development criteria for the new PD-33 zoning district, and amend the City Zoning Map to reflect the new zoning, as indicated in Exhibits A and B of Attachment 1.

B. A mitigated negative declaration of environmental impacts prepared for this project has been approved via City Council Resolution No. 2017-102.

C. The proposed general development plan and zoning are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed general development plan and zoning.

E. The proposed general development plan and zoning are compatible with the land uses existing and permitted on the properties in the vicinity.

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

G. The City Council has considered the effect of the proposed general development plan and zoning 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.

Section 2. The City Council of the City of Rocklin hereby approves the general development plan and zoning in the form as shown on Exhibits A & B, attached hereto and incorporated by reference herein.

Section 3. 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 May 23, 2017, by the following vote:

AYES:	Councilmembers:	Patterson, Janda, Broadway, Yuill
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Gayaldo
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on June 13, 2017, by the following vote:

AYES:	Councilmembers:	Janda, Broadway, Patterson, Yuill
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	Gayaldo



Scott Yuill, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 5/23/17
Second Reading: 6/13/17
Effective Date: 7/13/17

EXHIBIT A
Z2017-0003

Area to be zoned Planned Development Residential 33 Dwellings per Acre (PD-33)



EXHIBIT B

ROCKLIN GATEWAY (ZL ROCKLIN) GENERAL DEVELOPMENT PLAN

1. PURPOSE.

The Rocklin Gateway project area, located at the northwesterly corner of Pacific Street and Midas Avenue, is an infill high density, multi-family residential project. The General Development Plan is intended to establish development standards, permitted, conditionally permitted, and prohibited land uses, and encourage a creative and flexible approach to the development of the 6.86-acre property with a high density residential project in a manner that integrates development with the site and surrounding development.

Residential uses shall include a mix of affordable and market-rate units and a range of sizes and amenities to attract a diverse group of residents compatible with energizing the downtown area. The design of the development shall create and maintain a viable and interesting street presence and entry to the City of Rocklin.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this project with the surrounding development is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

2. ZONE BOUNDARIES / MAP.



Map indicating the area included in the Rocklin Gateway General Development Plan, PDG-2016-0005.

3. RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.

All provisions and definitions 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.

4. ZONING DISTRICT.

The following zoning district is designated in the Rocklin Gateway General Development Plan:

PD-33 Planned Development – 33 dwellings per acre.

Purpose:

- A. Provide for land use patterns and high density residential development that integrate residential land uses with adjoining non-residential uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities.
- B. Support development and redevelopment or revitalization of areas that are in decline or economically underutilized.
- C. 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.
- D. Provide and promote transit oriented development and intensified land uses at appropriate locations within the City of Rocklin.

5. USES APPLICABLE TO THE PD-33 ZONE.

The following identifies “Permitted” uses within the PD-33 zoning district. Uses not listed are considered “Prohibited”, unless determined to be substantially compliant by the Economic Development Director.

Permitted Uses

- A. Apartments, townhouses, condominiums (for residential use, including cluster developments)
- B. Accessory buildings subject to regulations in R.M.C. Chapter 17.08.
- C. Accessory uses subject to regulations in R.M.C. Chapter 17.08.
- D. Live/Work Units (including artist lofts)
- E. Leasing/Property Management Office Space

6. DEVELOPMENT STANDARDS.

a) Minimum lot area

- i. Corner Lots: 6,500 sq. ft.
- ii. Interior Lots: 6,000 sq. ft.

b) Minimum lot width

- i. Corner Lots: 65 ft.
- ii. Interior Lots: 60 ft.

c) Minimum Structural Setbacks:

- i. Street Side: 20 Feet
- ii. Interior Side: 10 Feet

d) Parking Lot Minimum Setbacks:

- i. Street Side: 10 ft.
- ii. Interior Side: 5 ft.

e) Maximum Building Height

60 feet

f) Special Requirements

- i. Enhanced architectural features for the building(s) located at the northeast corner of the project site along Pacific Street and at the corner of Pacific Street and Midas Avenue shall be incorporated to promote the visual impact of this project along this major entry to the City.
- ii. Parking shelters within the project must be located in a manner that does not interfere with fire truck access to the buildings within the site.

g) Maximum Residential Density

33 dwelling units/acre **.

** For the purposes of this code, residential density is calculated as the total number of residential units divided by the net acreage of the site. Net acreage is the site acreage located inside the parcel boundary, excluding dedicated public right-of-ways. The minimum required residential density shall be the lower limit of the density range set forth in the Rocklin General Plan for the Mixed Use designation

- h) Parking
- i. Attached studio and 1-bedroom residential units: 1.0 space per unit
 - ii. Attached residential units with 2 bedrooms: 1.5 spaces per unit
 - iii. Attached residential units with 3 or more bedrooms: 2.0 spaces per unit
 - iv. Parking spaces may be any or a combination of uncovered, carport, or garage parking spaces
 - v. A “parking enforcement plan” that includes guarantees the following, to the satisfaction of the Community Development Director:
 - Ensure that tandem parking spaces are utilized for residential parking and not be permitted to be utilized for the parking of trailers, boats, recreational vehicles, or any other oversized type of vehicle or storage of other materials. Tandem parking spaces shall 9’x38’ minimum.
 - Ensure that a minimum of 10 percent of total project parking is reserved for use as visitor parking and not used by project residents.