

ORDINANCE NO. 1045

ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN ADDING CHAPTER 17.07
TO THE ROCKLIN ZONING CODE RELATING TO ESTABLISHMENT OF
THE GREENBRAE ISLAND ANNEXATION AREA OVERLAY ZONE
(Greenbrae Island Annexation Area Overlay Zone/ ZOA2015-0002)

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 environmental effects of the Greenbrae Island Annexation Area Overlay Zone were considered pursuant to CEQA in the Mitigated Negative Declaration prepared for the “Rocklin Meadows Subdivision, Greenbrae Island Annexation and Prezone” and approved by City Council Resolution No. 2015-164.

B. The intent of the Greenbrae Island Annexation Area Overlay Zone is to smoothly transition existing developed properties that are being annexed into the City from their prior status under Placer County regulations and to accommodate setbacks, the keeping of animals, and parking of accessory vehicles as specified that would otherwise not conform to the City of Rocklin Municipal Code.

C. Creation of the Greenbrae Island Annexation Area Overlay Zone will ensure continued consistent application of use and design standards that have been proven successful, while also streamlining the process and adding flexibility to accommodate the unique needs of the existing Greenbrae Island Annexation Area residents.

D. The area is physically suited to the uses authorized in the proposed zoning.

E. The uses and intensity allowed and regulated by the proposed Greenbrae Island Annexation Area Overlay Zone Ordinance Amendment (ZOA2015-0002) is not likely to create serious health problems or create nuisances on properties in the vicinity.

F. The proposed zoning overlay is compatible with the land uses existing and permitted on the properties in the vicinity.

G. The uses allowed by the proposed Greenbrae Island Annexation Area Overlay Zoning Ordinance Amendment (ZOA2015-0002) are consistent with and implement the goals and policies of the Rocklin General Plan.

Section 2. The City Council of the City of Rocklin hereby approves the Zoning Ordinance Amendment adding Chapter 17.07 to the Title 17 of the Rocklin Municipal Code creating the Greenbrae Island Annexation Area Overlay Zone (ZOA2015-0002) as shown on Exhibits A and B, attached hereto and incorporated herein by this reference.

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 August 25, 2015, by the following vote:

AYES: Councilmembers: Butler, Ruslin, Yuill, Janda
NOES: Councilmembers: None
ABSENT: Councilmembers: Mayor Magnuson
ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on September 8, 2015, by the following vote:

AYES: Councilmembers: Butler, Janda, Ruslin, Yuill
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: Magnuson



Gregory Janda, Vice Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 8/25/15

Second Reading: 9/8/15

Effective Date: 9/9/15

EXHIBIT A

Chapter 17.07 Greenbrae Island Annexation Area Overlay Zone

17.07.010 Greenbrae Island Annexation Area Overlay zone established

- A. This chapter establishes the Greenbrae Island Annexation Area overlay zone (the "Annexation Area overlay zone"). The creation of this overlay zone is intended to smoothly transition the developed properties that have been annexed into the City and are now subject to the City of Rocklin Municipal Code and Zoning Code, from their prior status under Placer County regulations and zoning. This approach is consistent with the city's general plan policy of flexibility and innovation in development and planning techniques.
- B. Use of property as it existed on the date of annexation into the City within the overlay zone is subject to the regulations of Title 17 as modified by this Chapter. Development of previously undeveloped property within the overlay zone is subject to all requirements of the Rocklin Municipal Code including Title 17, the City of Rocklin Zoning Code.
- C. The properties included within the Annexation Area overlay zone shall be indicated on the official zoning maps of the city by distinct shading over the affected properties. The affected properties are all properties either partially or fully developed on the date approved by Placer LAFCo for annexation into the City, within the area known as the County island area accessed primarily by Aguilar Road, Greenbrae Road, and Foothill Road.

17.07.020 Development Standards for existing developed properties

- A. All existing developed parcels conforming to the development standards required by the County zoning at the time of construction of the structures shall be deemed to be conforming in the Annexation Area overlay zone.
- B. For any major reconstruction involving a new foundation, and if it is determined by the Chief Building Official to be feasible to conform the new structure to the underlying City development standards, then the location of the reconstructed structure must conform to the underlying City development standards.
- C. After the date of annexation approval by the Placer LAFCo, all new development requiring a City building permit must conform to the underlying City development standards.

17.07.030 Horses and Other Similar Large Quadrupeds, Sheep and Goats
Conditionally Permitted

- A. Horses, other similar Large Quadrupeds, Sheep and Goats are permitted in the Annexation Area overlay zone where there is sufficient space to accommodate them subject to the provisions of this section. The term immature offspring used in this section refers to animals that have not yet been weaned and/or are a maximum of one year in age.
- B. Horses and other similar Large Quadrupeds are permitted in the following numbers:
 - 1. One horse or similar large quadruped where the lot is not less than thirty thousand square feet, and two horses or similar large quadrupeds where the lot area is one acre net or greater. Up to a total of two immature offspring may also be allowed.
 - 2. Three horses or similar large quadrupeds and up to a total of two immature offspring where the lot area is two acres net or greater.
 - 3. Additional horses or other similar large quadrupeds may be kept on lots in excess of two acres net, in a number to be determined by the Director of Economic and Community Development. An administrative special use permit is required for the keeping of additional horses or similar large quadrupeds.
- C. Sheep and Goats are permitted in the following numbers:
 - 1. Four mature animals and their immature offspring (not to exceed twelve animals in total) where the lot is not less than thirty thousand square feet, and six mature animals and their immature offspring (not to exceed fifteen animals in total) where the lot area is one acre net or greater.
 - 2. Additional animals may be kept, in a number to be determined by the Director of Economic and Community Development. An administrative special use permit is required for the keeping of additional animals.
- D. The number of animals identified as allowed per lot area in Sections A, B and C is not intended to imply that horses or other large quadrupeds as well as sheep and/or goats will be allowed collectively on a single lot in those numbers. The keeping of horses and any other similar large quadrupeds, as well as, sheep and goats on a single lot may only be permitted on sites greater than one acre in size and only with prior approval of a use permit from the Economic and Community Development Director.
- E. Horses, other Large Quadrupeds, Sheep and Goats permitted under this Section must comply with the provisions of Rocklin Municipal Code Chapter 6.36 regarding Livestock.

- F. Because the potential incompatible impacts of additional animals are a localized impact, a property owner must apply for and obtain an administrative special use permit approved by the Director of Economic and Community Development, after payment of a fee and review of the permit which cost and process are substantially equivalent to the Administrative Special Event Permit authorized by Rocklin Municipal Code Chapter 17.63.

17.07.040 Parking of Accessory Vehicles

- A. Parking, storage and operations of accessory vehicles, as those vehicles are defined in Section 17.08.130 B., shall be subject to all regulations set forth in Section 17.08.130 except as provided in part B. below.
- B. For all existing developed parcels which can demonstrate physical site constraints making compliance with Rocklin Municipal Code Section 17.08.130 D.1 infeasible, then parking of the accessory vehicle shall be allowed in the front yard or street side yard setback area, provided the accessory vehicle is parked as far from the street as feasibly possible based on site conditions. Feasibility shall be determined by the Economic and Community Development Director.

17.07.050 Nuisance or abandonment

The use of land allowed by this Chapter, but not otherwise in strict conformance with the Rocklin Municipal Code, may be continued until:

- A. The use is declared a nuisance by the city council or a court of competent jurisdiction; or
- B. The use, with the exception of the keeping of animals, is abandoned for ninety days, whether or not there was the intent to abandon such use.

17.07.060 Appeals

Any person dissatisfied by an act or determination of an official of the city relating to the interpretation of this Chapter may appeal such determination to the planning commission as provided in Chapter 17.86.

