

ORDINANCE NO. 857

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A PREZONING
TO PLANNED DEVELOPMENT (PD)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(Sierra College Area / Z-2001-03; PDG-2001-09)

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. A negative declaration of environmental impacts for this project has been approved via City Council Resolution No. 2002-176.

B. The proposed prezoning and general development plan are consistent with the City of Rocklin's General Plan land use element which designates the site as Retail Commercial, Medium Density Residential, Recreation/Conservation, and Public/Quasi-Public.

C. The proposed prezoning and general development plan 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 prezone and general development plan.

E. The proposed prezoning and general development plan 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 prezone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. City has considered the effect of the proposed prezoning and general development plan 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 rezoning of the properties in the Sierra College area as shown on Exhibit A, attached hereto and incorporated by reference herein, to Planned Development (PD) and adoption of the general development plan in the form attached hereto as Exhibit B 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.

PASSED AND ADOPTED this 25th day June, 2002, by the following roll call vote:

AYES: Councilmembers: Magnuson, Storey, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Hill, Yorde

ABSTAIN: Councilmembers: None

Kathy Lund, Vice Mayor

ATTEST:

City Clerk

First Reading : 6-11-02
Second Reading: 6-25-02
Effective Date: 7-25-02

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EXHIBIT A

THE MAP OF THE PREZONING TO PLANNED DEVELOPMENT (PD)
IS ON FILE IN THE PLANNING DEPARTMENT AND WITH THE CITY CLERK.

EXHIBIT B

SIERRA COLLEGE AREA

GENERAL DEVELOPMENT PLAN
PDG-2002-09

By

City of Rocklin

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**Sierra College Area
General Development Plan**

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Chapter One – Introduction

1.1 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 375-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.
2. Establishes the interrelationship between land uses in the plan area and the surrounding land uses.
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 annexation area after it is annexed into the City of Rocklin.

1.2 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.

1.3 Plan Area Location and 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 375 acres located in the unincorporated portion of the County of Placer but within the

Sphere of Influence of the City of Rocklin. The existing Sierra Community College campus is located outside the western area of the City of Rocklin at 5000 Rocklin Road. The campus is composed of several parcels located on the north side of Rocklin Road and both east and west of Sierra College Boulevard. The campus encompasses approximately 275 acres of the 375-acre annexation area. The remaining 100 acres are located immediately to the north of the Sierra Community College campus, along both the easterly and westerly sides of Sierra College Boulevard.

Chapter Two – Zoning Districts and Relationship to the Rocklin Municipal Code

2.1 Zoning Districts

To encourage a more creative and flexible approach to the use of land in this planning 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.

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-CC Community College

Purpose: To provide for the Sierra Community College and its related residential and educational facilities.

PD-C Commercial

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

PD-OA Open Space

Purpose: To provide for an open space corridor along the natural drainage course.

Chapter Three – Permitted Land Uses and 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 Area annexation. The required standards presented in this chapter are prescriptive, which means all projects must comply with them without any discretion.

3.2 PD-3.5 (Residential 3.5 dwelling units per gross acre)

3.2.1 Permitted Land Uses

The following Table outlines the permitted and conditionally permitted uses in the PD-3.5 residential district.

Table 1
Permitted and Conditionally Permitted Uses in Residential Districts

Uses	PD-3.5
Accessory uses & structure	P
Places of Assembly for Community Service*	U
Community/Residential Care	U
Day Care Facilities	U
Public Utility Buildings	U
Schools, private elementary and secondary	U
Schools, public elementary and secondary	P
Secondary residential units	U
Single family	P

P = Permitted Use U = Conditionally Permitted Use

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.

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

3.2.2 Development Standards

Single Family residential development shall meet the following minimum development standards:

**Table 2
Residential Development Standards**

Maximum Units Per Gross Acre:	3.5
Minimum Lot Area (Square Feet):	10,000
Minimum Lot Width (Interior):	80 feet
Minimum Lot Width (Corner):	85 feet
Setbacks:	
Front:	25 feet
Side, Interior:	10 feet
Side, Street:	10 feet
Rear:	25 feet
Along the Sierra College Blvd. Frontage	30 feet
Maximum Lot Coverage:	35 percent
Maximum Building Height:	
Principal Building:	30 feet
Accessory Building:	14 feet

1. Residential uses that are adjacent to Sierra Community College shall construct a minimum six-foot high solid masonry wall along the common property line.
2. 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.

3.3 PD-CC (Community College)

3.3.1 Permitted Uses

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 that are in place upon annexation to the City.

3.3.2 Development Standards

Development on the Sierra Community College campus shall meet the following minimum development standards:

**Table 3
Community College Development Standards**

Maximum Units Per Gross Acre:	n/a
Minimum Lot Area (Square Feet):	n/a
Minimum Lot Width (Interior):	n/a
Minimum Lot Width (Corner):	n/a
Minimum Lot Depth:	n/a
Setbacks for Structures:	
Street*:	25 feet
Adjacent to non-campus residential property:	20 feet
Adjacent to non-campus commercial property:	10 feet
Setbacks for Parking Lot and campus roads:	
Street*:	15 feet
Adjacent to non-campus residential property:	5 feet
Adjacent to non-campus commercial property:	5 feet
Maximum Lot Coverage:	n/a
Maximum Building Height:	50 feet

*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.

The following additional regulations shall apply:

1. All setback areas along public right-of-ways shall be landscaped, irrigated, and maintained.
2. 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.

3.4 PD-C (Commercial)

3.4.1 Permitted Land Uses

The following Table outlines the permitted and conditionally permitted uses in the PD-C, Commercial district:

**Table 4
Permitted and Conditionally Permitted Uses in Commercial District**

Uses	PD-C
Automobile Service Station	U
Automotive Dealership	U
Automotive Dealership (entirely indoor without repair)	P
Automotive Repair Shop (Light)	U
Banking, Insurance, Financial	P
Beauty/barber salon	P
Broadcasting Studios	U
Business Support Services such as Copy Shops and Mailing Services	P
Car Wash	U
Places of assembly for community services	U
Coin Operated Laundry or Pick-up Station for Laundry or Dry Cleaner	P
Convenience Store	U
Convenience Store with Gasoline Sales	U
Day Care Facilities	U
Delicatessen	P
Drive-through Facilities	P
Dry cleaning Pick-up Facility	P
Gas Station	P
Liquor Store	P
Hotel/Lodging	P
Massage Parlors	U
Mobile Pushcart Vending Facility	U
Mortuary without Cremation Service	U
Offices	P

Uses (Cont'd)	PD-C
Outdoor Dining	P
Pet Shop, Grooming Services	P
Plant Nurseries (stand alone or accessory to a department store)	P
Public Utility Uses, but not including Equipment Yards, Storage Yards, Warehouses or Repair Shops.	U
Restaurant, with or without Bar	P
Restaurant Ancillary to and within Primary Use	P
Retail Sales (inside an enclosed building) except that Adult/sex-Oriented Sales Shall be Regulated by Section 17.79.020 of the Rocklin Municipal Code	P
Schools, College and University	U
Schools, Private Elementary and Secondary	U
Schools, Public Elementary and Secondary	P
Schools, Specialized Education and Training, including Trade Schools and Studios with Instructional Classes With or Without Alcohol Sales (Dance, Music, Art)	U
Sports and Recreation Facility, Exercise, Athletic Club or Figure Salons	U
Theaters (Except that Adult/sex-Oriented Motion Picture shall be Regulated by Section 17.79.020 of the Rocklin Municipal Code)	U
Uses Involving Public Address System designed to be heard outside of an enclosed building	U
Vehicle Rental Storage (Outside)	U
Veterinary Clinic	U

P = Permitted Use U = Conditionally Permitted Use

Permitted and conditionally permitted uses are subject to the following conditions and criteria:

1. 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.
2. All permitted uses shall be conducted entirely within a building with outside storage or display prohibited.

3.4.2 Development Standards

Development in the commercial area shall meet the following minimum development standards:

**Table 5
Commercial Development Standards**

Maximum Units Per Gross Acre:	n/a
Minimum Lot Area (Square Feet):	n/a
Minimum Lot Width (Interior):	n/a
Minimum Lot Width (Corner):	n/a
Minimum Lot Depth:	n/a
Setbacks from:	
Streets:	15 feet
Residential property:	15 feet
Maximum Building Height:	40 feet

The following additional regulations shall apply:

1. The maximum permitted building height is 40 feet. A height over 40 feet may be allowed subject to approval of a Conditional Use Permit.
2. Parking and drive aisles shall be set back at least 15 feet back from the public right-of-way.
3. All building and parking lot setback areas along public right-of-ways shall be landscaped, irrigated, and maintained.

3.5 PD-OA (Open Space)

3.5.1 Permitted Land Uses

The following Table outlines the permitted and conditionally permitted uses in the PD-OA, Open Space district.

**Table 6
Permitted and Conditionally Permitted Uses in Open Space Districts**

Uses	PD-OA
Open, Natural Drainage Courses	P
Passive parks	U
Public Utility Uses, but not including equipment yards, storage yards, warehouses or repair shops	U

P = Permitted Use U = Conditionally Permitted Use

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.

3.5.2 Development Standards

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

Chapter Four – 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.

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