

ORDINANCE NO. 820

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING AN AMENDMENT TO THE
ROCKLIN ROAD GENERAL DEVELOPMENT PLAN AND A REZONING
FROM PLANNED DEVELOPMENT COMMERCIAL (PD-C)
TO PLANNED DEVELOPMENT RESIDENTIAL 13 UNITS PER ACRE (PD-13)
(Emerald Oaks/PDG-99-08, Z-99-01)

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 mitigated negative declaration of environmental impacts for this project has been certified.
- B. The proposed general development plan amendment and proposed zoning are being considered concurrently with an amendment to the General Plan land use element (GPA-99-01) which would designate the site as Medium High Density Residential, and is made conditional on approval of the GPA-99-01.
- C. The proposed general development plan amendment and zoning is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The proposed area is physically suited to the uses authorized by the general development plan amendment.
- E. The general development plan amendment and proposed zoning is compatible with the land uses existing and permitted on the properties in the vicinity.
- F. The land uses, and their density and intensity, allowed by the proposed general development plan amendment and in the proposed zone 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 amendment and of the proposed 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 amendment to the general development plan and rezoning of the properties as shown on Exhibit A attached hereto and incorporated by reference herein, from Planned Development Commercial (PD-C) to Planned Development Residential 13 units per acre (PD-13) subject to approval of GPA-99-01.

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 14th day December, 1999, by the following roll call vote:

AYES: Councilmembers: Lund, Yorde, Cullivan, Magnuson, Hill

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Peter Hill, Mayor

ATTEST:



City Clerk

First Reading : 11/23/99

Second Reading: 12/14/99

Effective Date: 1/14/2000

SLZ/gb

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EXHIBIT A

GENERAL DEVELOPMENT PLAN ROCKLIN ROAD EAST OF I-80 (PDG-97-02, PDG-99-08)

PURPOSE

The area of the Rocklin Road frontage east of I-80 is subject to unique land use compatibility issues due to its proximity to Sierra Community College, the topography, and the mix of existing uses.

This General Development Plan addresses compatibility of new uses with Sierra Community College and the existing residential uses through limiting uses to compatible or potentially compatible uses, and through limits on hours of operation of certain uses.

1. MAP

The map of the areas covered by General Development Plan PDG 97-02 is attached and labeled Exhibit A. The area is divided into three sub-areas, as follows:

Area 1: West of Aguilar Road to I-80

Area 2: Aguilar Road to Schatz Lane

Area 3: Schatz Lane to the eastern boundary of the PD-C zone

2. USE AND DEVELOPMENT STANDARDS

The use and development standards of Rocklin Municipal Code Chapter 17.46 C-2 zone shall apply in the areas covered by General Development Plan PDG 97-02 with two exceptions: 1) that Sec. 17.46.010 permitted uses and Sec. 17.46.020 conditional uses shall not apply in Area 2, but rather the permitted and conditional uses shall be as specified in Section 5 of this General Development Plan below and 2) that the use and development standards specified in Section 6 of this General Development Plan, below, shall apply in the PD-13 zone within Area 3.

3. INTERPRETATION

All provisions of the Rocklin Municipal Code Title 17 (Zoning Ordinance) shall apply to this project unless otherwise specified in this General Development Plan.

4. AREA 1 USES – PD-C ZONE

The Community Development Director may determine certain uses or activities which are not explicitly stated in chapter 17.46 of the Rocklin Municipal Code to be permitted or conditional uses, provided the use or activity has characteristics which are similar to one of the uses listed in Chapter 17.46.

5. AREA 2 USES – PD-C ZONE

a. Permitted Uses – Area 2

1. Banks
2. Bookstore and periodical store, except that adult/sex oriented book and periodical stores shall be regulated by Section 17.79.020 of the Rocklin Municipal Code.
3. Churches
4. Coin-operated laundry or pick-up station for laundry or dry cleaner
5. Personal services, including but not limited to, beauty salons and barber shops
6. Pet Shop/Grooming Services
7. Plant Nursery/Flower shop – indoor only
8. Offices and clinics
9. Radio and/or television repair
10. Restaurant, coffee shop
11. Retail sales
12. Retail food store, defined as follows:
“A small retail food or specialty food store having not more than three thousand square feet of floor area. This store may not include the sale of gasoline, the sale of hard liquors, or arcade or pinball type games.”
13. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

b. Conditional Uses – Area 2

The following uses are permitted in Area 2 subject to the issuance of a conditional use permit:

1. Any permitted use with outside sales, display or outdoor storage
2. Any use operating between the hours of 11:00 p.m. and 6:00 a.m..

3. Theaters, except that adult/sex-oriented motion picture theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code.
4. Commercial cluster complex
5. Day care center
6. Schools
7. Veterinary clinic
8. Mobile pushcart vending facility
9. Exercise or athletic club; figure salon
10. Massage parlor
11. Hotels/motels/lodging
12. Restaurant and food service establishments serving alcohol
13. Dry cleaners with dry-cleaning performed on site
14. Public utility uses entirely contained within a building.
15. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

c. Prohibited Uses – Area 2

The following uses are prohibited in Area 2:

1. Auto and marine related sales and services
2. Service stations or gas stations
3. Auto repair
4. Billiard Parlors
5. Bowling alleys
6. Liquor stores
7. Convenience stores
8. Drive-through restaurants
9. Public utility uses not entirely contained within a building, including equipment yards, storage yards, warehouses, or repair shops

6. AREA 3 USE AND DEVELOPMENT STANDARDS - PD-C ZONE

The Community Development Director may determine certain uses or activities which are not explicitly in Chapter 17.46 of the Rocklin Municipal Code to be permitted or conditional uses, provided the use or activity has characteristics which are similar to one of the uses listed in Chapter 17.46.

7. AREA USE AND DEVELOPMENT STANDARDS – PD-13 ZONE

a. Permitted Uses – Area 3 PD-13 Zone

No uses are permitted in the Area 3 PD-13 zone without issuance of a conditional use permit.

b. Conditional Uses – Area 3 PD-13 Zone

The following uses are permitted in the Area 3 PD-13 zone subject to the issuance of a conditional use permit:

1. Apartments, townhouses, condominiums (for residential use, including cluster developments);
 2. Accessory buildings subject to regulations in section 17.08.090;
 3. Accessory uses subject to regulation in Section 17.08.100.
- b. Height regulations.

The height regulations shall be those set forth in the R-3 Zone (Chapter 17.40.020 of the Zoning Ordinance) as amended.

c. Lot Area

The lot area regulations shall be those set forth in the R-3 Zone (Chapter 17.40.030 of the Zoning Ordinance) as amended.

d. Lot area per family unit.

The minimum lot area per family unit regulations shall be 3,500 square feet, or 1,050 square feet for individual condominium type lots.

e. Density.

The maximum number of units per acre shall be 13 units per acre.

f. Lot coverage.

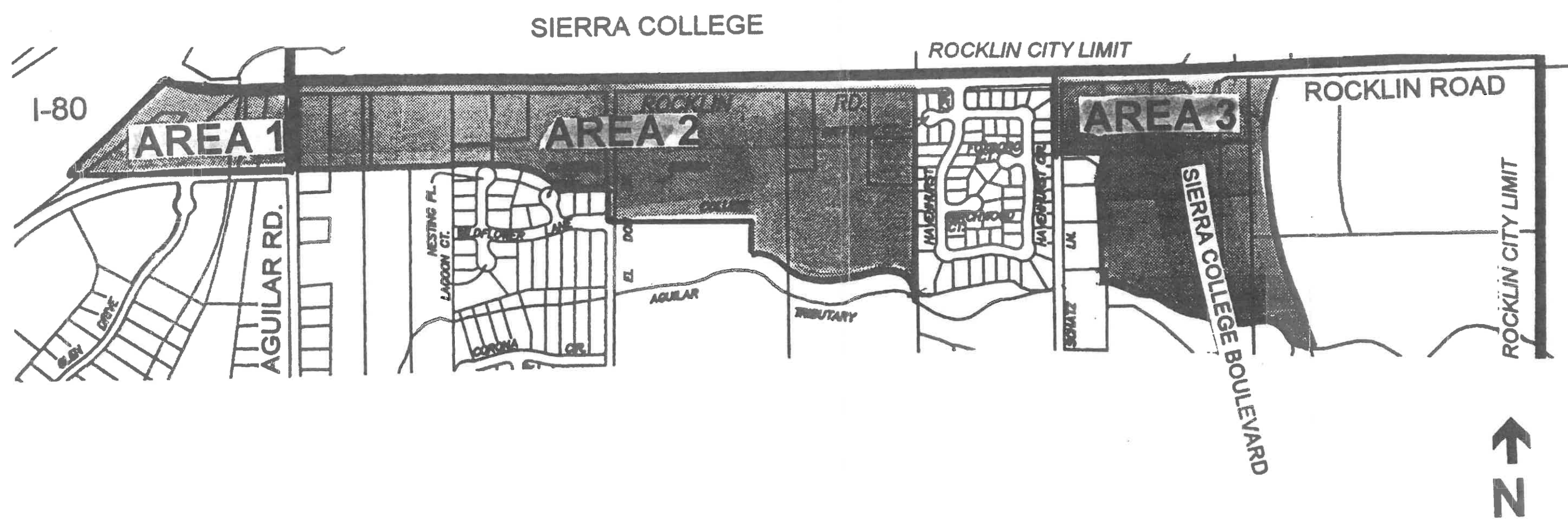
The maximum lot coverage by all structures and buildings shall not exceed sixty percent of the lot area.

g. Lot width.

The lot width regulations shall be those set forth in the R-3 Zone (Chapter 17.40.060 of the Zoning Ordinance) as amended.

h. Setbacks.

1. Front. There shall be a front setback of not less than twenty feet.
2. Rear. There shall be a rear setback of not less than fifteen feet.
3. Interior Side. There shall be an interior side setback of not less than ten feet. For accessory structures not exceeding fourteen feet in height, there shall be an interior side setback of not less than three feet.
4. Street Side. There shall be an street side setback of not less than fifteen feet.
5. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback.



ROCKLIN ROAD GENERAL DEVELOPMENT PLAN
PDG-97-02

ORDINANCE NO. 993

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN AMENDMENT TO THE ROCKLIN ROAD EAST OF I-80
GENERAL DEVELOPMENT PLAN, ORDINANCE 820,
TO REZONE A 10.19-ACRE SITE FROM PLANNED DEVELOPMENT-COMMERCIAL (PD-C)
TO PLANNED DEVELOPMENT-20 DWELLING UNITS PER ACRE (PD-20)

(Rocklin Road East of I-80 / PDG-99-08A & Sierra College Apartments / Z-2012-04)

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 amendment and rezone of an approximately 10.19-acre site (APNs 045-160-063, 045-160-064 and 045-160-065) is consistent with the General Plan Amendment (GPA-2012-05) being processed concurrently. The proposed Rocklin Road East of I-80 General Development Plan Amendment would establish land uses and development criteria for the proposed zoning designation.
- B. A Notice of Exemption has been approved for this project via City Council Resolution No. 2013-75.
- C. The proposed general development plan amendment and rezoning 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 amendment and rezoning.
- E. The proposed general development plan amendment and rezoning 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 amendment and rezoning 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 amendment and rezoning 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 amendment and rezoning as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. The City Council of the City of Rocklin hereby approves an amendment to the East of I-80 General Development Plan as set forth in Exhibit B, attached hereto and incorporated herein.

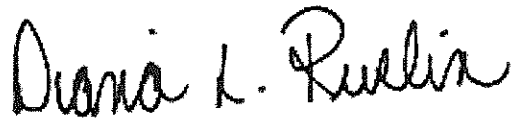
Section 4. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City 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 April 23, 2013, by the following vote:

AYES:	Councilmembers:	Yuill, Butler, Janda, Magnuson, Ruslin
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 May 14, 2013, by the following vote:

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



Diana L. Ruslin, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading:	4/23/13
Second Reading:	5/14/13
Effective Date:	6/14/13

EXHIBIT A

Map of Existing and Proposed General Development Plan / Zoning

EXHIBIT B

The Rocklin Road East of I-80 General Development Plan is hereby amended to add the following section:

8. AREA 3 USE AND DEVELOPMENT STANDARDS – PD-20 ZONE

a. Permitted Uses – Area 3 PD-20 Zone

The following uses are permitted in the Area 3 PD-20

1. Apartments, townhouses, condominiums (for residential use, including cluster developments)
2. Accessory structures and uses (subject to regulations in Zoning Ordinance Chapter 17.08.090 and 17.08.100)
3. Schools, public elementary and secondary
4. Triplexes

b. Conditional Uses – Area 3 PD-20 Zone

The following uses are permitted in the Area 3 PD-20 zone subject to the issuance of a conditional use permit:

1. Community Care Facilities/ Residential Facilities
2. Day Care Facilities

c. Height Restrictions

1. Maximum number of stories shall be 3.
2. Maximum principle building height shall be 35 feet.
3. Maximum accessory building height shall be 14 feet.

d. Lot Area

The minimum lot area shall be 5.0 acres (for apartments, townhouses, and condominiums only).

e. Density

The minimum number of units per acre shall be 20 units per acre.

f. Lot Coverage

The maximum lot coverage by all structures and buildings shall not exceed sixty (60) percent of the lot area.

g. Setbacks

1. 6 lane arterial. There shall be a setback of not less than 20 feet.
2. 4 lane arterial. There shall be a setback of not less than 20 feet.
3. Multi Family. There shall be a setback of not less than 15 feet.
4. Single Family. There shall be a setback of not less than 20 feet.
5. For accessory structures not exceeding 14 feet in height, there shall be an interior side setback or rear setback of not less than 10 feet.
6. Off Street Parking. There shall be a setback of not less than 25 feet.
7. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the Circulation Element of the General Plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback.

h. Fencing

Open type fencing, a minimum of 4 feet in height, shall be incorporated into the project when multi-family units front along a public road. The purpose of the fencing is to discourage residents from using the public road for on-street parking. The fence shall be sited parallel to the public roadway, with a minimum 5 feet setback.

i. Landscaping

Landscaping shall be required in all multi-family residential projects and granite boulders shall be incorporated into landscaped areas.