

ORDINANCE NO. 867

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING TO PLANNED DEVELOPMENT – 2.63
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(Sierra Valley Oaks / Z-2001-02; PDG-2001-06)

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 via CC Resolution No. 2002-376.

B. The proposed general development plan and zoning are consistent with the City of Rocklin's General Plan land use element, which designates the site as Low Density Residential.

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.

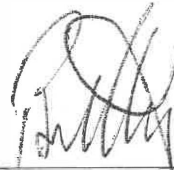
G. The City Council has considered the effect of the proposed general development plan and zoning on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the zoning of the project site 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 10th day December, 2002, by the following roll call vote:

AYES: Councilmembers: Hill, Magnuson, Storey, Yorde
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: Lund



Brett Storey, Vice Mayor

ATTEST:



City Clerk

First Reading: 11/26/02
Second Reading: 12/10/02
Effective Date: 1/10/03

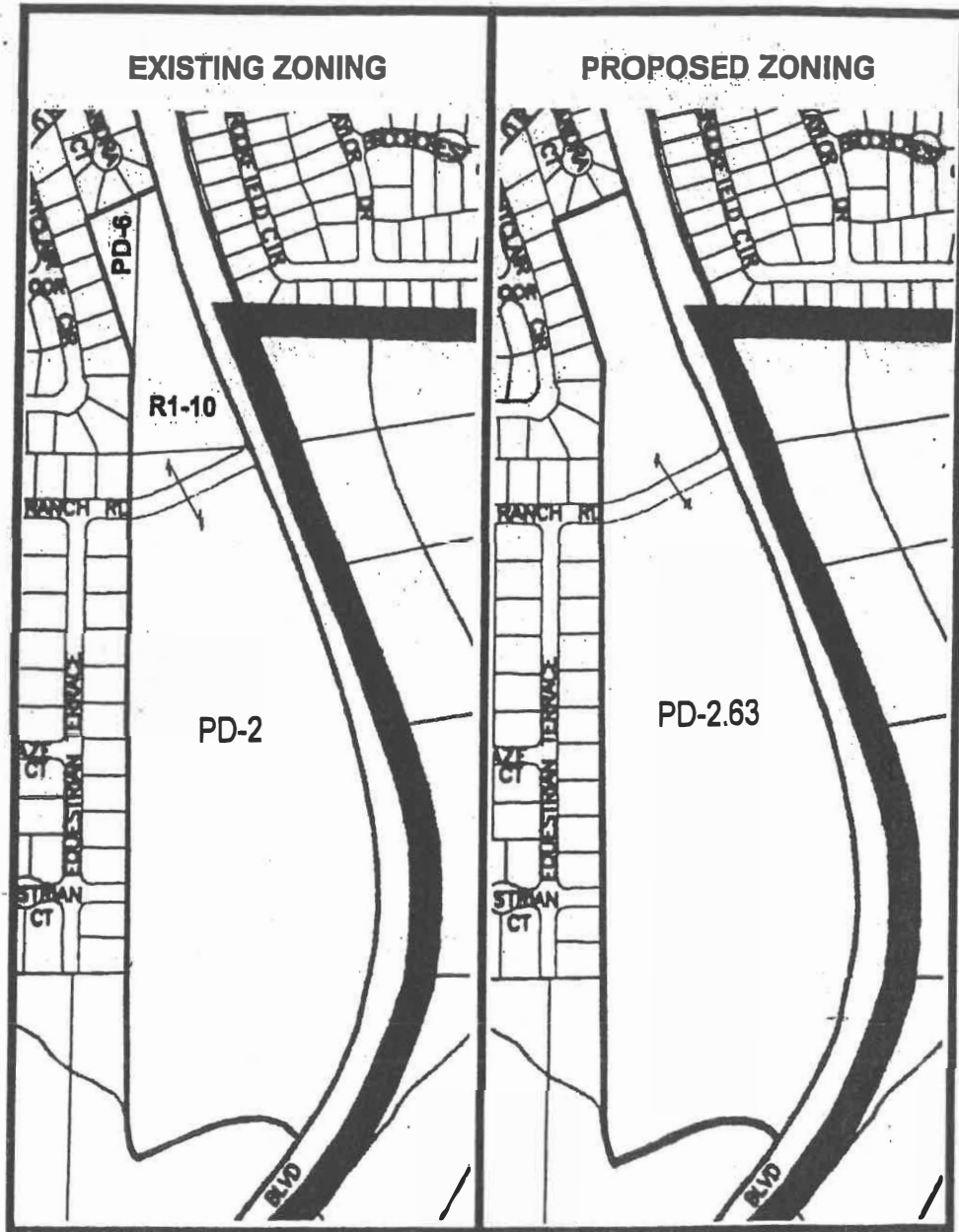
The foregoing instrument is a
correct copy of the original document
on file in this office.

Attest: 

City Clerk, City of Rocklin

EXHIBIT A

SIERRA VALLEY OAKS REZONE



Map of proposed Sierra Valley Oaks Rezone.

EXHIBIT B

GENERAL DEVELOPMENT PLAN

(SIERRA VALLEY OAKS / PDG-2001-06)

PURPOSE

The Sierra Valley Oaks project area located west of Sierra College Boulevard at Southside Ranch Road is an in fill single family residential project adjacent to existing residential development.

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

1. MAP



Map indicating the area included in the Sierra Valley Oaks General Development Plan, PDG-2001-06.

EXHIBIT B

*Sierra Valley Oaks
General Development Plan
Page 2 of 6*

2. INTERPRETATION

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.

3. ZONING DISTRICT

PD-2.63 Residential – 2.63 dwelling units to the gross acres.

Purpose: To provide for low-density single family-detached residential units, with minimum lot size of 7,000 square feet.

3. PERMITTED USES

1. Single-Family Residential Dwelling;
2. Accessory uses as regulated by RMC Section 17.08.100;
3. Accessory buildings as regulated by RMC Section 17.08.090;
4. Secondary residential units as regulated by RMC Sections 17.04.515, 17.08.020, 17.66.155;
5. Schools, public elementary and secondary.
6. 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 that are similar to one of the uses, listed above.

4. CONDITIONALLY PERMITTED USES

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

1. Public utility buildings and uses, excluding equipment yards, warehouses, or repair shops;
2. Places of assembly for community service, parks, and playgrounds;
3. Community care facility, day care center or residential facility;
4. 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 that are similar to one of the uses, listed above.

EXHIBIT B

5. DEVELOPMENT STANDARDS

A. Height Regulations

- i) The maximum height for principle buildings and structures shall be thirty feet.
- ii) Accessory structures shall not exceed fourteen feet and the maximum number of stories shall be one.

B. Setbacks

- i) No primary building or structure shall hereafter be erected or enlarged in the Sierra Valley Oaks General Development Plan area unless the following setbacks are provided and maintained:
 - a) The front yard setback shall be a no less than 20 feet with an average of 25 feet on any block, and at least a 2 feet differential between adjoining lots. Setbacks greater than 35 feet will not be considered in averaging the sum of setbacks. *
 - b) The interior side setback shall be a minimum of 7.5 feet.
 - c) The side street setback shall be a minimum of ten feet.
 - d) The rear yard setback shall be a minimum of 20 feet.
- * See special provisions Section I. i).
- ii) All primary structures shall be setback a minimum of 20 feet from the boundary of any open space easement to the satisfaction of the Community Development Director.

C. Off-street Parking

Off-street parking shall be provided subject to the regulations of Chapter 17.66. of the Rocklin Municipal Code.

EXHIBIT B

D. Lot Standards

- i) Lot Area: The minimum area for each interior lot shall be 7,000 square feet.
- ii) Lot Width: The minimum lot width shall be 65 feet for interior lots. Corner lots shall have a minimum width of 70 feet.

E. Lot Coverage

The maximum lot coverage by all structures on any lot shall not exceed 40 percent of the lot area.

F. Retaining Walls and Open Space Fencing

- i) Individual retaining structures located in the front yard or street side yard shall not exceed 30 inches in height. The aggregate height of multiple retaining structures shall not exceed 5-feet and there shall be a minimum 24"-inch bench between retaining structures to the satisfaction of the Community Development Director.
- ii) A decorative dark colored metal fence, a maximum of 30-inches high decorative metal fence may be erected wherever the private open space areas abut a public street. Such fences shall be subject to the approval of the Rocklin Fire Chief to ensure adequate emergency access to the open space areas. No other fencing types may be used within the open space areas.

G. Landscaping

The front and street side yard landscaping for each lot shall be installed prior to final inspection of the structure to the satisfaction of the Community Development Director. Said landscaping shall include at minimum one 15-gallon tree, one other tree, 5-gallon shrubs and turf to the satisfaction of the Community Development Director. All landscaping installed after the final inspection shall be at the discretion of the property owner.

EXHIBIT B

H. Building Pad

The building pad for each primary structure shall, at minimum, extend a minimum of three (3) feet beyond the side walls of the primary structure to the toe or top of slope and minimum of ten (10) feet beyond the primary structure to the toe or top of slope to the satisfaction of the Community Development Director.

I.

Special Provisions and Construction Standards

The following special provisions and construction standards are applicable only to the Sierra Valley Oaks Subdivision, SD-2001-03, project if it is recorded.

- i) The front setback on Lots 1 – 5, 9, and on lots 31 through 37 inclusive, as shown on tentative subdivision map SD-2001-03, shall be 20 feet. These lots are not subject to the requirement for a 2-foot differential between lots nor are they to be counted toward the 25-foot average front setback. This provision is intended to enhanced compatibility with the adjoining homes on Equestrian Terrace by maximizing the rear setback on the referenced lots and is only applicable to lots created by the recordation of tentative subdivision map SD-2001-03.
- ii) No further subdivision – The 74 lots that would be created by the recording of the Sierra Valley Oaks tentative subdivision map (SD-2001-03) is the maximum lot yield this general development plan will allow on the project site, therefore no further subdivision of any these lots is possible.
- iii) All second-floor facades of the lots adjacent to Sierra College Boulevard, including Lot 71, shall be constructed of 3-coat stucco (5/8 inch thick minimum) or other sound attenuation measures to achieve acceptable internal noise levels (e.g., 2-coat drywall on inside walls) and all upstairs windows of those lots with direct or sideline exposure to Sierra College Boulevard shall have a minimum sound transmission class (STC) rating of 32.
- iv) Air conditioning shall be included in all residences constructed to allow occupants to close doors and windows as desired to achieve acoustical isolation.

EXHIBIT B

- v) All exterior penetrations in building walls shall be tightly sealed around the perimeter to prevent the creation of sound flanking paths.
- vi) All windows shall be properly installed and caulked at the perimeter with resilient materials to prevent the formation of acoustic "leaks" at the window frames.
- vii) Primary structures on Lots 31-37 inclusive, shall be limited to single-story with a slab on grade foundation.

J. Sales Office

- i) The Community Development Director may approve the use of a temporary sales trailer, for up to 12 months, within the project area, subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety.
- ii) The Community Development Director may approve the use of one or more residences as model homes and the use of the garage of one model home as a sales office subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety. Prior to approval of a final inspection for any model home the developer shall reconvert any garage used for a sales office to a garage use to the satisfaction of the Community Development Director.

BVF/gb
E:\clerk\ord\Sierra Valley Oaks CC 112602