

ORDINANCE NO. 873

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING AN AMENDMENT TO THE  
GENERAL DEVELOPMENT PLAN FOR SUNSET WEST: ORDINANCE NO. 729  
(Rock Creek, Sunset West Lot 42 Commercial Center / PDG-2001-03)

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 and a Mitigation Monitoring Program have been approved via City Council Resolution No. 2003-198.

B. The proposed general development plan amendment is being considered concurrently with an amendment to the General Plan land use element (GPA-2001-03), which would designate the site as Retail Commercial, and is made conditional on approval of the GPA-2001-01.

C. The proposed general development plan amendments are consistent with and implement 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 amendments.

E. The general development plan amendment 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 amendments 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 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.

H. The BP/COMM designation is appropriate because it is located at the corner of two major arterials – Sunset Boulevard and Park Drive. The surrounding uses are predominately commercial except there is residential development to the west. The BP/COMM designation has been established with development standards that require

larger physical structure setbacks when adjacent to residential development. Also, the list permitted uses have been defined to exclude some of the more intense commercial uses that may be found in the Commercial zone.

Section 2. The City Council of the City of Rocklin hereby approves the amendment to the Sunset West general development plans to redesignate Sunset West Lot 42 from Planned Development – 5 Units per acre (PD-5) to Business Professional/Commercial (BP/COMM), as shown on Exhibit 1, attached hereto and incorporated by reference herein. The Council hereby also approves a text amendment to the Sunset West general development plan to create the BP/COMM designation and establish appropriate development standards and permitted uses, as shown in Exhibit 1. This approval is subject to the following condition:

A. Condition

1. Validity.

This General Development Plan Amendment shall not become effective until the effective date of approval for the Rock Creek, Sunset West Lot 42 Commercial Center amendment to the General Plan (GPA-2001-01).

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 8th day of July, 2003, by the following roll call vote:

AYES: Councilmembers: Magnuson, Storey, Hill, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Yorde

ABSTAIN: Councilmembers: None

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Kathy Lund, Mayor

ATTEST:

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City Clerk

First Reading: 06/24/03

Second Reading: 07/08/03

Effective Date: 08/08/03

PM/gb  
E:\clerk\ord\Sunset West Parcel 42 PDG-2001-03

**EXHIBIT 1**

AMENDMENT TO SUNSET WEST GENERAL DEVELOPMENT PLAN  
ORDINANCE NO. 729 IS AMENDED AS FOLLOWS:

1. Section 2.3 ZONING DISTRICTS is amended by adding the following:

BP/COMM      Business Professional/Commercial

Purpose:            To ensure the proper development and use of land and improvements in a manner so as to achieve a high quality, nuisance free environment for commercial and business professional uses compatible that are compatible with surrounding land uses.

2. Section 2.5.C, PERMITTED AND CONDITIONALLY PERMITTED USES/Non-Residential Uses, is amended to read as follows:

<u>Uses</u>	<u>LI/BP/COMM</u>	<u>COMMERCIAL</u>	<u>BP</u>	<u>BP/COMM</u>
Corporate Headquarters	P	--	--	--
Professional Office	P	--	P	P
Communication Companies	P	--	--	U
Banking, Insurance, Financial	P	P	P	P
Computer Related Services	P	P	--	P
Medical/Dental	P	P	P	P
Hotel Lodging	U	U	--	--
Indoor Commercial Recreation	U	U	U	U
Music Store	P	P	--	P
Drug Store	P	P	--	P
Stationary Store	P	P	--	P
Hardware Store	P	P	--	P
Gift Shop	P	P	--	P
Hobby Shop	P	P	--	P
Apparel Store	P	P	--	P
Personal Services (beauty/ barber salon, dry cleaners, etc.)	P	P	--	P
Video Stores/Arcade	P	P	--	P
Bars/Liquor Store (not including sales in restaurants)	P	P	--	--
Book Store	P	P	--	P
Variety Store	P	P	--	P
Supermarket	P	P	--	--
Bakery	P	P	--	P
Restaurant	P	P	--	P
Sporting Goods	P	P	--	P
Private Mailing Services	P	P	P	P
Theaters (movie)	U	U	--	--
Convenience Stores	U	U	--	--
Day Care Facilities	U	U	U	U

<u>Uses</u>	<u>LI/BP/COMM</u>	<u>COMMERCIAL</u>	<u>BP</u>	<u>BP/COMM</u>
Athletic Clubs	U	P	U	--
Pet Shop	P	P	--	P
Churches	U	U	U	U
Automobile Sales with Service	U	U	--	--
Car Wash	U	U	--	--
Bowling Alley	U	U	--	--
Gas Station	U	U	--	--
Golf Driving Range	U	U	U	--
Wholesale/Distribution	U	U	--	--
Sheet Metal Shop	U	U	--	--
Mini Storage	U	U	--	U
Massage Parlors	U	U	--	U
Billiard Room	U	U	--	--
Sex-oriented Business/Theaters	U	U	--	--
Shopping Center	U	U	--	U
Commercial Cluster	U	U	--	U
Mixed Use	U	U	--	U
Multi-Family	U	U	--	--
Research and Development	U	--	--	--
Film and Photography	U	--	--	--
Electronics Manufacturing	U	--	--	--
Laser Optics/Fiber Optics	U	--	--	--
Pharmaceutical Manufacturing	U	--	--	--
Sonics and Sound Imaging	U	--	--	--
Light Manufacturing, Fabrication or Assembly	U	--	--	--
Printing Shops	U	--	--	--

3. Section 2.8, COMMERCIAL AND LIGHT INDUSTRIAL/BUSINESS PROFESSIONAL/COMMERCIAL DISTRICT STANDARDS, is amended to read as follows:

2.8 LIGHT INDUSTRIAL/BUSINESS PROFESSIONAL/COMMERCIAL, COMMERCIAL, BUSINESS PROFESSIONAL, AND BUSINESS PROFESSIONAL/COMMERCIAL DISTRICT STANDARDS

2.8.1 Building Height and Parcel Coverage

	<u>LI/BP/COMM</u>	<u>COMM</u>	<u>BP</u>	<u>BP/COMM</u>
Max. bldg. Height	40'	40'	30	40'
Max. lot coverage	60%	60%	60%	60%

4. Section 2.8.2b is hereby added as follows:

2.8.2b Setbacks for BP/COMM

<u>Min. Setbacks From</u>	<u>First Story</u>	<u>Second Story</u>	<u>Parking</u>
Public Street	25'	25'	15'
Park	25'	25'	10'
Property Line	10'	10'	10'
Adjacent Residentially Zoned Property Line	40'	50'	20'

5. Section 2.8.3 is hereby amended to read as follows:

2.8.3 Parking, Non-Residential

- A. Parking lots should be adequately lighted. Maximum height of light poles shall not exceed twenty-five feet (25') in height.
- B. A reduction in the number of required parking stalls may be granted, provided the reduction is associated with providing additional separation or buffering from adjacent land uses.

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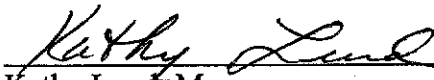
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AYES: Councilmembers: Magnuson, Storey, Hill, Lund


NOES: Councilmembers: None

ABSENT: Councilmembers: Yorde

ABSTAIN: Councilmembers: None

  
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Kathy Lund, Mayor

ATTEST:

  
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City Clerk

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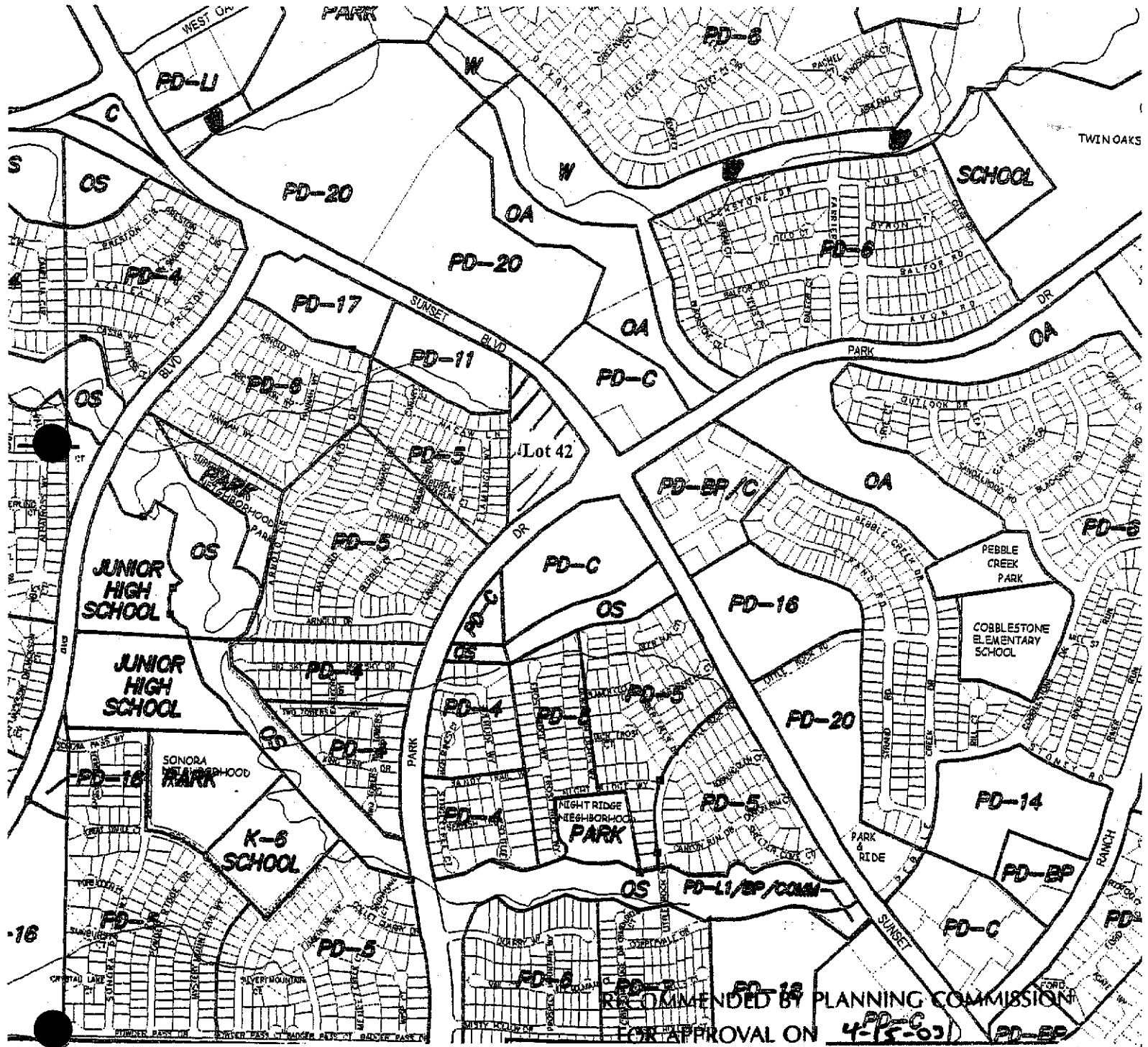
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# Rock Creek, Sunset West Lot 42

## General Development Plan Amendment Exhibit PDG-2001-03



SBA

Existing Designation:  
Proposed Designation:

Planned Development – 5 units per acre (PD-5)  
Business Professional/Commercial (BP/COMM)