

ORDINANCE NO. 922

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONE AND GENERAL DEVELOPMENT PLAN
(4865 Grove Street Subdivision / Z-2007-02 and PDG-2007-03)

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 Notice of Exemption has been approved for this Project pursuant to Resolution No. 2007-225.

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

C. The proposed zoning 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 zoning and general development plan.

E. The proposed zoning 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 zoning and general development plan 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 zoning 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 locations at 4865 Grove Street as shown on Exhibit A, attached hereto and incorporated by reference herein, from Residential Single Family, 6,000 square foot minimum parcel size (R1-6) to Planned Development 4.5 dwelling units to the gross acre (PD-4.5), 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.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on August 14, 2007, by the following vote:

AYES: Councilmembers: Hill, Storey, Magnuson, Yuill, Lund

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 August 28, 2007, by the following roll call vote:

AYES: Councilmembers: Magnuson, Yuill, Hill, Storey, Lund


NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None


Kathy Lund, Mayor

ATTEST:


Barbara Ivanusich, City Clerk

First Reading: 8/14/07

Second Reading: 8/28/07

Effective Date: 9/28/07

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EXHIBIT A

**REZONING FROM RESIDENTIAL SINGLE FAMILY, 6,000 SQUARE FOOT
MINIMUM PARCEL SIZE (R1-6) TO PLANNED DEVELOPMENT 4.5 DWELLING
UNITS TO THE GROSS ACRE (PD-4.5)**

(4865 Grove Street Subdivision / PDG-2007-03)

**THE MAP OF THE REZONING TO PLANNED DEVELOPMENT (PD)
IS ON FILE IN THE PLANNING DIVISION AND WITH THE CITY CLERK**

EXHIBIT B

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GENERAL DEVELOPMENT PLAN

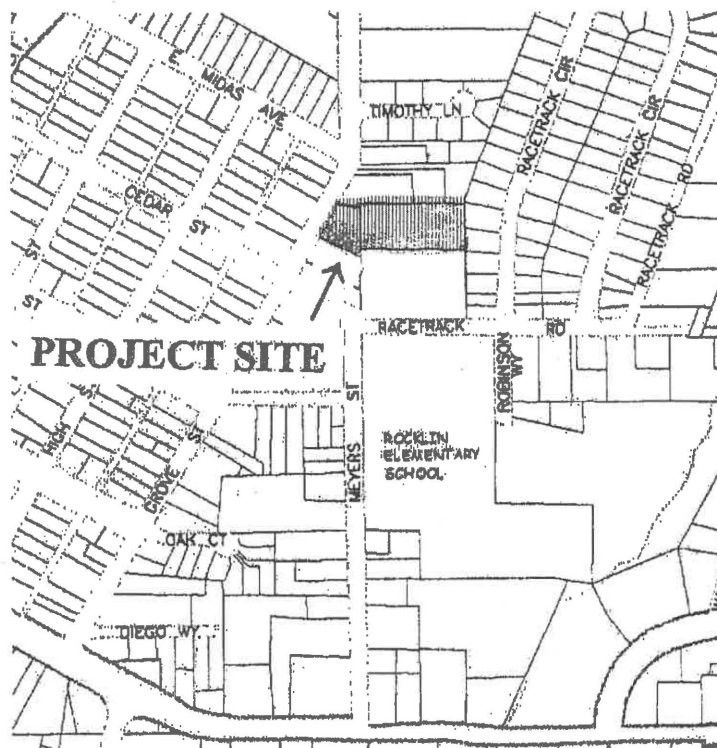
(4865 GROVE STREET SUBDIVISION / PDG-2007-03)

PURPOSE

The 4865 Grove Street Subdivision project area located south of the intersection of Grove Street and Midas Avenue 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 4865 Grove Street Subdivision General Development Plan, PDG-2007-03.

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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-4.5 Residential – 4.5 dwelling units to the gross acre

Purpose: To provide for medium density single family detached residential units, with minimum lot size of 6,000 square feet.

4. PERMITTED USES

1. Single-family 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. 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.

5. PROHIBITED USES

1. Schools, public elementary and secondary;
2. Schools, private elementary and secondary;
3. Public utility buildings and uses including equipment yards, warehouses or repair shops;
4. Places of Assembly for Community Service, parks, and playgrounds;
5. Community care facility, day care center, or residential facility; and
6. Mobile home parks.

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6. DEVELOPMENT STANDARDS

A. Height Regulations

- i) The maximum height for principle buildings and structures shall be thirty feet and the maximum number of stories shall be two.
- ii) The maximum height for accessory structures shall be fourteen feet and the maximum number of stories shall be one.

B. Setbacks

No primary building or structure shall hereafter be erected or enlarged in the 4865 Grove Street Subdivision General Development Plan area unless the following setbacks are provided and maintained, as measured from the property line (when against a public street) or back of sidewalk (when against a private street):

- i) The front yard setback shall be a minimum of 25 feet.
- ii) The interior side setback shall be a minimum of 5 feet.
- iii) The side street setback shall be a minimum of 6 feet (Lot 1).
- iv) The rear yard setback shall be a minimum of 20 feet.

C. Lot Standards

- i) Lot Area: The minimum area for each interior lot shall be 6,000 square feet. The minimum area for each corner lot shall be 6,500 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.

D. Lot Coverage

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

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E. Off-street Parking

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

F. Retaining Walls

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 five feet and there shall be a minimum 24-inch bench between retaining structures to the satisfaction of the Community Development Director.

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.