

ORDINANCE NO. 878

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A GENERAL DEVELOPMENT PLAN FOR THE
MULTIFAMILY RESIDENTIAL PARCEL LOCATED APPROXIMATELY 150 FEET
SOUTH OF SPRINGVIEW DRIVE AND NORTHWEST OF THE INTERSECTION
OF STATE ROUTE 65 AND THE UNION PACIFIC RAILROAD TRACKS

(Rocklin 94 MultiFamily Residential / PDG-2003-01)

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 and a Mitigation Monitoring Program have been approved via Resolution No. PC-2003-83.

B. The proposed general development plan is consistent with the City of Rocklin's General Plan land use element, which designates the site as High Density Residential (15.5 to 20 dwelling units per acre).

C. The proposed general development plan 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.

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

G. The city 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.

Section 2. The City Council of the City of Rocklin hereby approves the general development plan, as shown on Exhibit A, attached hereto 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 of November, 2003, by the following roll call vote:

AYES: Councilmembers: Yorde, Magnuson, Hill, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Storey

ABSTAIN: Councilmembers: None

Kathy Lund, Mayor

ATTEST:

City Clerk

First Reading: 10-28-03
Second Reading: 11-25-03
Effective Date: 12-25-03

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EXHIBIT A

GENERAL DEVELOPMENT PLAN PDG-2003-01

Rocklin 94 MultiFamily Residential

The boundaries of the Rocklin 94 MultiFamily Residential Project General Development Plan shall be as shown on Figure 1.

DEVELOPMENT STANDARDS

The following development standards shall govern the development of that certain parcel of land described as Assessor Parcel Number, 015-164-002, City of Rocklin, Placer County, California.

- A. Permitted Uses
 - 1. Apartments, Townhouses, and condominiums (for residential use only)
 - 2. Accessory buildings subject to regulations in Chapter 17.08 of the Rocklin Municipal Code
 - 3. Accessory uses as regulated by Chapter 17.08
 - 4. Schools, public elementary and secondary

- B. Conditionally Permitted Uses
 - 1. Duplexes and triplexes, subject to regulations in Chapter 17.38
 - 2. Rooming houses and boardinghouses
 - 3. Lodges
 - 4. Rest Homes
 - 5. Uses with large assembly areas, parks, and playgrounds
 - 6. Community care facility, day care center, or residential facility
 - 7. Mobile home parks
 - 8. Schools, private elementary or secondary

- C. Density

The maximum density permitted shall be 20 dwelling units per acre.

D. Height Restrictions

The maximum height for principal structures shall be thirty feet and the maximum number of stories shall be two, except that with approval of a use permit, allowable height may be increased to forty feet and the maximum number of stories may be increased up to three.

The maximum height for accessory structures shall be fourteen feet.

E. Lot Coverage

The maximum lot coverage shall be 100% for building lots (e.g. condominium lots) and 60% for all other uses.

F. The minimum setbacks shall be as follows:

Front	10 feet
Rear	10 feet
Interior Side	10 feet
Street Side	10 feet
Between Buildings	12 feet

Encroachments of balconies into the 10-foot setback shall be permitted up to a maximum of six feet to the exterior of the post supporting the balcony.

G. Lot Width

There shall be no minimum lot width. Minimum lot width shall be determined upon approval of a tentative map.

H. Lot Area

There shall be no minimum lot area. Minimum lot width shall be determined upon approval of a tentative map.

I. Off-Street Parking

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

J. Sales Office

1. The developer shall reconvert garages used for sales offices to a garage use prior to approval of the final inspection and sale of the model home(s) for residential occupancy to the satisfaction of the Community Development Director.
2. The Community Development Director may approve the use of temporary sales trailers, 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.

FIGURE 1

ROCKLIN 94 MULTIFAMILY RESIDENTIAL

**GENERAL DEVELOPMENT PLAN EXHIBIT
PDG-2003-01**

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- D. The proposed area is physically suited to the uses authorized by the general development plan.
- E. The general development plan 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 are not likely to create serious health problems or create nuisances on properties in the vicinity.
- G. The city 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.

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