

ORDINANCE NO. 715

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING AN AMENDMENT TO THE
GENERAL DEVELOPMENT PLAN FOR SUNSET EAST PHASE 4
(Volunteers of America Shannon Bay Senior Housing)
(PDG-94-06)

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 negative declaration of environmental impacts for this project has been certified.

B. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the site as High Density Residential.

C. The proposed general development plan amendment 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 is compatible with the land use/uses existing and permitted on the properties in the vicinity.

F. The land use/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. 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 hereby adopts the amendment to the Sunset East General Development Plan for Phase 4, as shown on Exhibits A and B, in the form attached hereto and incorporated by reference herein, subject to the following condition:

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 36993(c)(1) are met.

PASSED AND ADOPTED this 13th day June, 1995, by the following roll call vote:

AYES: Councilmembers: Magnuson, Yorde, Huson, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Dominguez

ABSTAIN: Councilmembers: None

Mayor

ATTEST:

City Clerk

First Reading : 5-23-95

Second Reading: 6-13-95

Effective Date: 7-13-95

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EXHIBIT A

AMENDMENT TO GENERAL DEVELOPMENT PLAN

(Volunteers of America: Shannon Bay Senior Housing: PDG 94-06)

Exhibit A is located in the Planning Department Project File PDG-94-06.

EXHIBIT B

AMENDMENT TO THE GENERAL DEVELOPMENT PLAN
FOR THE SENIOR HOUSING PROJECT AT PHASE 4 OF SUNSET EAST
5725 SHANNON BAY DRIVE
Volunteers of American Elderly Housing: PDG-94-06

1. The site plan for this general development plan is contained in Exhibit A (SPU-94-06).
2. This project is a 79 unit multifamily project which provides housing for low-income senior citizens. The project meets all development standards for the City of Rocklin and the Sunset East Planned Development except for a minimum parking requirement. The parking requirement for a multiple family project of this nature in Sunset East would be 1.5 parking spaces per unit plus 10% visitor parking. The parking ratio contained in this project is .88 parking spaces per bedroom. The parking ratio is based on a lesser parking need for elderly citizens. In no case shall the parking requirement for this senior citizen housing project be less than 0.88 spaces per bedroom.
3. The project use shall be limited to affordable senior citizen housing.
4. The use of this project shall be restricted for a period of 40 years from the date of approval of the City Council Ordinance to elderly persons defined as being sixty-two (62) years of age or older and at or below 50% of the median income for the area. The Ordinance of this restriction shall be recorded with the Placer County Recorder's office prior to issuance of a certificate of occupancy, to the satisfaction of the Community Development Director and the City Attorney.

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