

ORDINANCE NO. 847

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING
FROM BUSINESS PROFESSIONAL (BP) TO PLANNED DEVELOPMENT (PD-8)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(Woodside Park / Z-99-04 & PDG-2000-04)

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. The zone change (Z-99-04) and general development plan (PDG-2000-04) changes the zoning designation for 1.5 acres located at the westerly corner of the intersection of Sunset Boulevard and Woodside Drive from Business Professional (BP) to Planned Development (PD-8) and establishes development criteria.

B. A negative declaration of environmental impact has been approved for this project via Resolution No. 2001-274.

C. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-99-07) which would designate the site as Medium Density Residential, and is made conditional on approval of GPA-99-07.

D. 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, specifically Land Use Policies Nos. 1, 6, 7, 9, 10, 11, and 22; Circulation Policies Nos. 13; and Public Services and Facilities Policies Nos. 1, 2, 3, and 7.

E. The area is physically suited to the uses authorized in the proposed zone and general development plan because it is relatively flat and will require only minor grading to accommodate the project.

F. The proposed zoning and general development plan are compatible with the land use/uses existing and permitted on the properties in the vicinity. The site is surrounded on three sides by residential development. By changing the permissible land use of the site from business professional to residential it will result in a more compatible land use.

G. The land use/uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity as the proposed uses are similar in nature and density to the surrounding development. Compliance with adopted City development standards and specifications will ensure that no health problems are created.

H. City 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. The project will have the positive effect of increasing the supply of available housing in the City while not significantly impacting the supply of land designated for Business Professional uses.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located at the westerly corner of Sunset Boulevard and Woodside Drive as shown on Exhibit 1, attached hereto and incorporated by reference herein, from Business Professional (BP) to Planned Development (PD-8) and adoption of the general development plan in the form attached hereto as Exhibit 2 and incorporated by reference herein, subject to the following condition(s):

Validity

1. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-99-07), neither the zoning or the general development plan shall be considered valid unless and until general plan amendment, GPA-99-07 has been approved and becomes effective.

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.

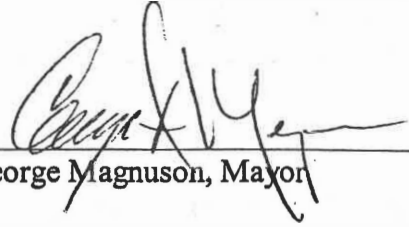
PASSED AND ADOPTED this 28th day August, 2001, by the following roll call vote:

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


NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

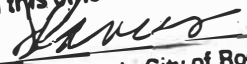

George Magnuson, Mayor

ATTEST:


City Clerk

First Reading : 8/14/01
Second Reading: 8/28/01
Effective Date: 9/28/01

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

Attest: 
City Clerk, City of Rocklin

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EXHIBIT 1

REZONING FROM BUSINESS PROFESSIONAL (BP) TO PLANNED DEVELOPMENT (PD-8)

(Woodside Park / Z-99-04)

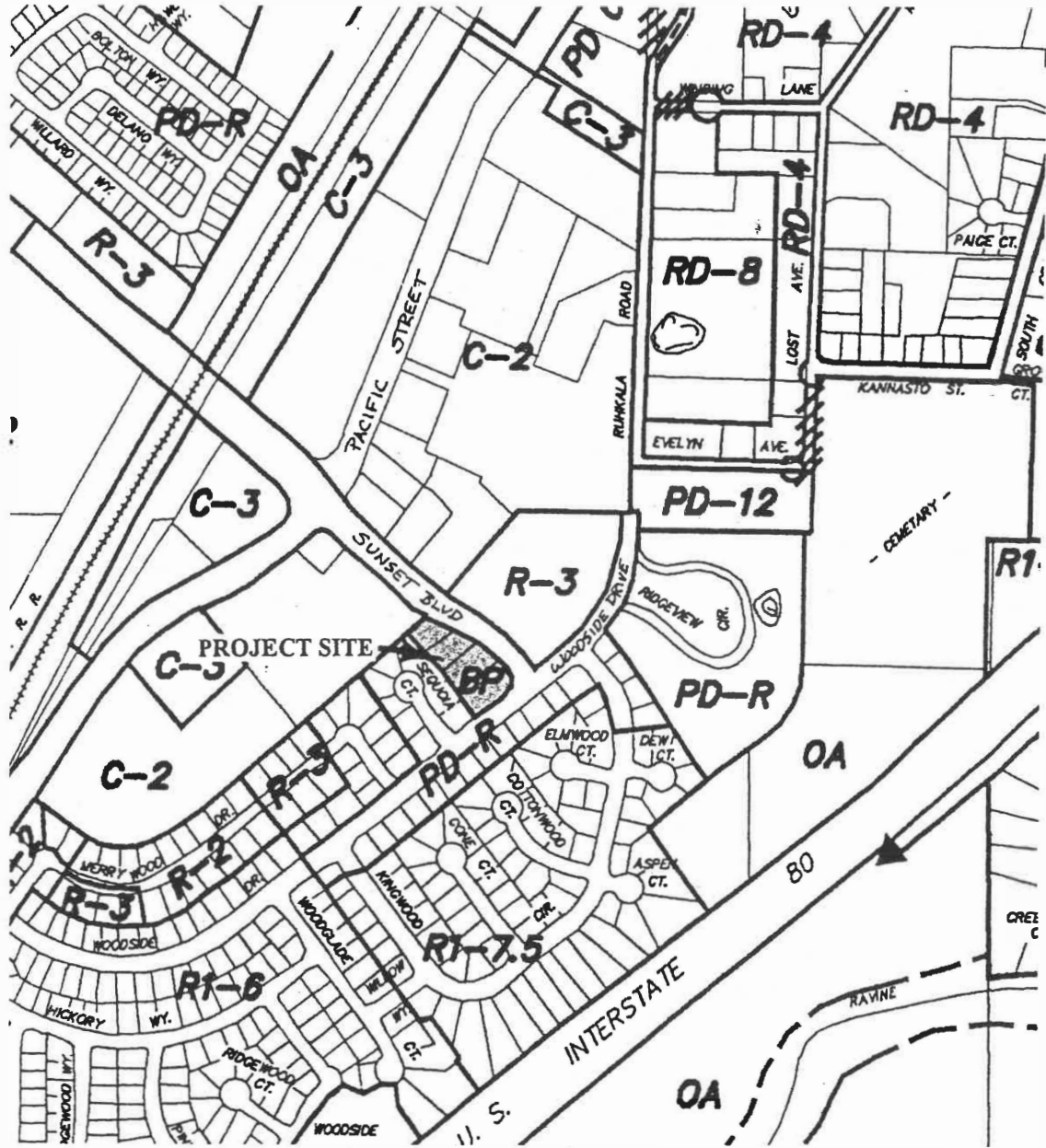


EXHIBIT 1

Zone Change, Z-99-04

Project site as indicated above to be changed:
FROM: BUSINESS PROFESSIONAL (BP)
TO: PLANNED DEVELOPMENT (PD-8)

EXHIBIT 2

GENERAL DEVELOPMENT PLAN

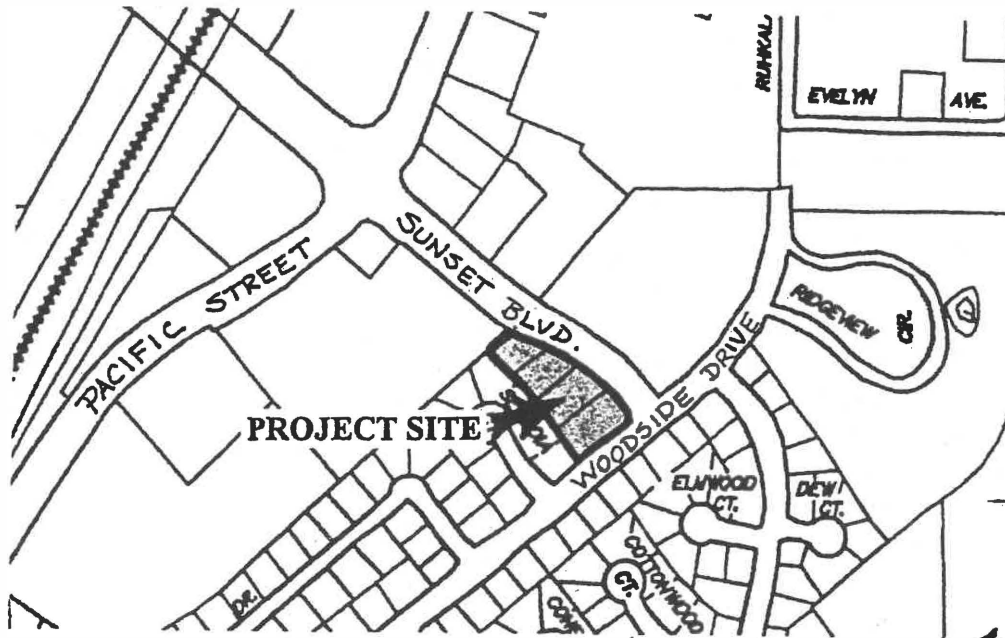
(WOODSIDE PARK / PDG-2000-04)

PURPOSE

The Woodside Park area located at the westerly corner of Sunset Boulevard and Woodside Drive is subject to unique land use compatibility issues due to its proximity to both residential and commercial 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 and commercial 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 Sunset Park General Development Plan, PDG-2000-04.

2. INTERPRETATION

All definitions and provisions of the Rocklin Municipal Code Title 17 (Zoning Ordinance) shall apply to this general development plan unless otherwise specified herein.

3. PERMITTED USES

1. Single-Family Residential Dwelling;
2. Duplexes
3. Accessory uses as regulated by RMC Section 17.08.100;
4. Accessory buildings as regulated by RMC Section 17.08.090;
5. Section 5116 homes as regulated by RMC Chapter 17.80;
6. Schools, public elementary and secondary.
7. 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. Churches, parks, and playgrounds;
3. Secondary residential units;
4. Community care facility, day care center or residential facility;
5. Schools, private elementary and secondary.
6. 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 which are similar to one of the uses listed above.

5. 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) Accessory structures shall not exceed 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 Sunset Park General Development Plan area unless the following setbacks are provided and maintained:

- i) The front yard setback shall be a minimum of 20 feet.
- ii) The interior side setback shall be a minimum of 5 feet between structures, except that there shall be a minimum 5 foot setback from the southwesterly property line (common with the existing adjacent subdivision).
- iii) The side street setback shall be a minimum of ten feet.
- iv) The rear yard setback shall be a minimum of twenty feet, except that there shall be a minimum rear setback of forty-five feet from the northwesterly property line (common to the shopping center).

C. Off-Street Parking

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

D. Lot Standards

- i) Lot Area: The minimum area for each interior lot shall be 3,500 square feet. Corner lots shall have a minimum lot area of 4000 square feet.
- ii) Lot Width: The minimum lot shall be 35 feet for interior lots. Corner lots shall have a minimum width of 40 feet.

E. Lot Coverage

The maximum lot coverage by all structures on any lot shall not exceed 50 percent of the lot area.

F. Special Standards

Each lot shall maintain a minimum of a three (3') foot wider exterior walkway to the rear yard that is clear of all permanent obstructions such as but not limited to utility meters, HVAC equipment and fire place chimneys.

- ii) In the event that any lots are created which are oriented such that the primary structure on said lot(s) would have a side set back from the northwesterly property line (common to the shopping center) the following special standard shall apply:

Buildings shall be limited to single story and slab-on-grade foundations. Multi-story or multi-level construction may be permitted if the Community Development Director determines that the design of the building precludes it from being adversely affected by noise, glare, and other impacts from the adjacent commercial site.

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