

ORDINANCE NO. 1052

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A GENERAL DEVELOPMENT PLAN AND REZONE FROM RETAIL BUSINESS (C-2) TO MULTIPLE FAMILY RESIDENTIAL (PD-R) AND OPEN AREA (O-A)

South Whitney Mixed Use
(~~Sunset Hills Townhomes~~ / PDG2015-0005 AND Z2014-0009)

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 General Development Plan and Rezone (PDG2015-0005 and Z2014-0009) of portions of an approximately 2.81 gross acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way (APN 016-240-039) would create a new residential zone district, apply the PD-R and OA zone districts to portions of the property, and would establish residential development criteria for the proposed PD-R zoning designation.

B. A Mitigated Negative Declaration has been approved for this project via City Council Resolution No. 2016-177.

C. The proposed Rezone is consistent with the General Plan designations of the property and implements 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 general development plan and rezoning.

E. The proposed general development plan and rezoning 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 Rezone 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 and rezoning 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 requested general development plan and zone changes would make the zoning of the property consistent with the General Plan designations; encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. The City Council of the City of Rocklin hereby approves the General Development Plan and Rezone (PDG2015-0005 and Z2014-0009), 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.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on June 28, 2016, by the following vote:

AYES:	Councilmembers:	Magnuson, Ruslin, Butler, Janda
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Yuill
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on July 12, 2016, by the following vote:

AYES:	Councilmembers:	Yuill, Ruslin, Butler, Magnuson, Janda
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Gregory A. Janda, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading:	6/28/16
Second Reading:	7/12/16
Effective Date:	8/11/16

EXHIBIT A

South Whitney Mixed Use Townhomes and Medical Center / Z2014-0009

Map of Existing and Proposed Zoning

EXHIBIT B

Ordinance xxx South Whitney Mixed Use Townhomes General Development Plan PDG2015-0005

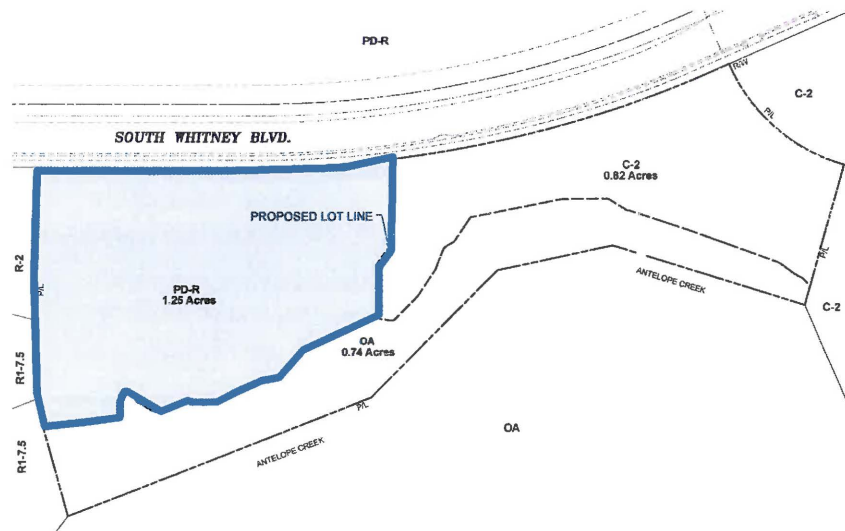
BACKGROUND

The South Whitney Mixed Use Townhomes project area, generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way, is an infill multiple family residential project adjacent to existing single family and duplex residential development and near existing and planned commercial development. It is across South Whitney Boulevard from a project, Sunset Hills Townhomes, that is similar in architecture and density and was approved by the City Council in June, 2015.

This General Development Plan applies to the residentially zoned portion of the South Whitney Mixed Use Townhomes and Medical Center project and establishes allowed uses and development standards for this Planned Development Residential (PD-R) zone.

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 deemed to be compatible or potentially compatible with surrounding development.

1. MAP



Map indicating the area (shaded) included in the South Whitney Mixed Use Townhomes General Development Plan, PDG2015-0005.

2. INTERPRETATION

All provisions and definitions of the Rocklin Municipal Code shall apply to this project unless otherwise specified in this General Development Plan. Whenever

there is a conflict between Title 17 of the Rocklin Municipal Code and this General Development Plan, the provisions of the General Development Plan shall prevail.

3. ZONING DISTRICTS

The following zoning districts are designated in the South Whitney Mixed Use Townhomes General Development Plan area:

PD-R Multi-Family Residential Development, 15.5 minimum dwelling units per acre.

Purpose: To provide areas for multi-family homes, conveniently located near commercial uses, employment centers, arterial and collector streets and other intensive uses.

4. ALLOWED USES

A. Permitted Uses – The following uses are permitted in the PD-R zone:

- i) Apartments, townhouses, condominiums (for residential use, including cluster developments)
- ii) Accessory structures and uses (subject to regulations in Zoning Ordinance Chapter 17.08.090 and 17.08.100)
- iii) Duplexes, triplexes.

B. Conditional Uses – The following uses are permitted in the PD-R zone subject to the issuance of a conditional use permit:

- i) Rest homes
- ii) Community care facilities, day care center, or residential facilities

5. RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Lot Area	none
Minimum Lot Width	none
Principal Structure Building Setbacks	
Front. Main Living Space	10 feet
Side, Interior	10 feet
Side, Street	12.5 feet
Rear	15 feet
Maximum Lot Coverage	60 %
Maximum Building Height	
Principal	40 feet
With Use Permit	50 feet
Accessory	20 feet

RECOMMENDED FOR APPROVAL BY
PLANNING COMMISSION ON:

June 7, 2016

Marc Mondell

EXHIBIT A

PDG2015-0005

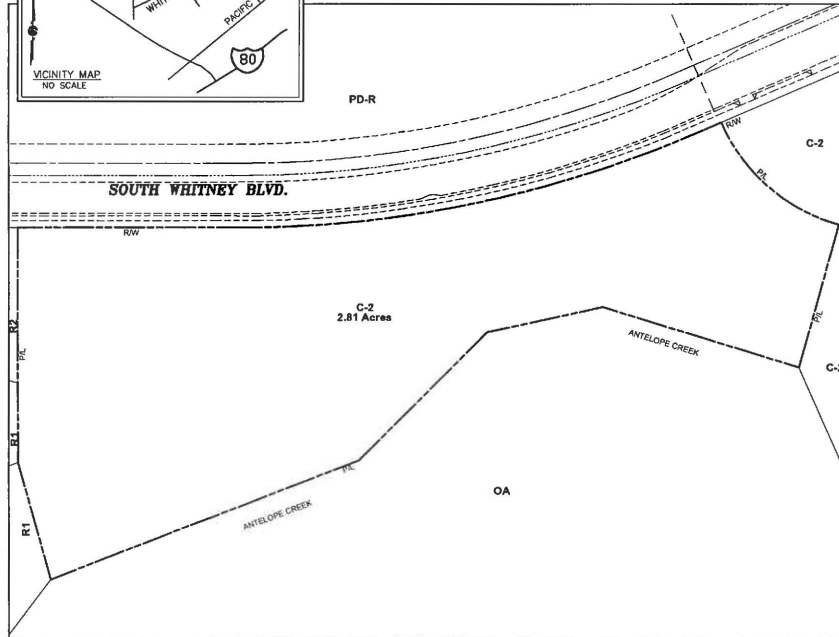
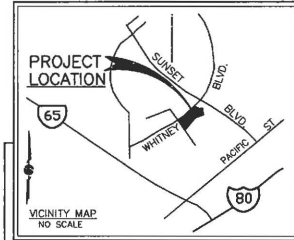


APPROVED BY
CITY COUNCIL ON

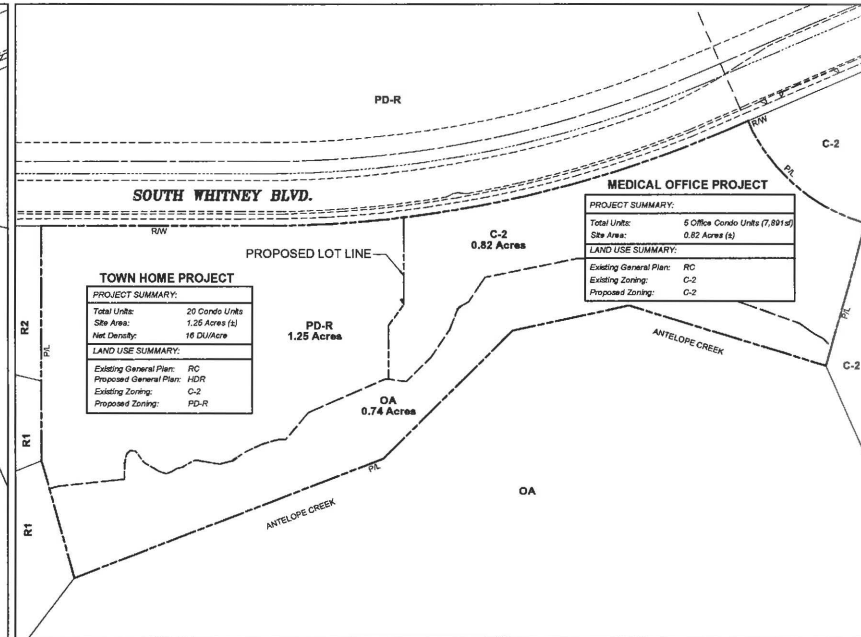
July 10, 2016

Barbara Lermiselle

RE-ZONING MAP



EXISTING ZONING



PROPOSED ZONING

Land Use Summary

Total Site Area:	2.81 Acres (+/-)
Existing General Plan:	RC
Proposed General Plan:	HDR, RC and OA (open area)
Existing Zoning:	C-2
Proposed Zoning:	PD-R, C-2 and OA (open area)
Proposed OA:	0.74 Acres
Proposed PD-R:	1.25 Acres, 20 Units
Proposed C-2:	0.82 Acres, 5 Units
Proposed Density:	PD-R: 16 units per acre

MEDICAL OFFICE PROJECT

PROJECT SUMMARY:	
Total Units:	6 Office Condo Units (7,891sf)
Site Area:	0.82 Acres (s)
LAND USE SUMMARY:	
Existing General Plan:	RC
Existing Zoning:	C-2
Proposed Zoning:	C-2

TOWN HOME PROJECT

PROJECT SUMMARY:	
Total Units:	20 Condo Units
Site Area:	1.25 Acres (s)
Net Density:	16 DU/Acre
LAND USE SUMMARY:	
Existing General Plan:	RC
Proposed General Plan:	HDR
Existing Zoning:	C-2
Proposed Zoning:	PD-R

OWNER / DEVELOPER/APPLICANT
USA Investment Associates
c/o Gil Lee
606 North First Street
San Jose, CA 95112
408/666-9122

ASSESSOR PARCEL NUMBER
016-240-039



USA Investments Associates
South Whitney Mixed Use
Rocklin, CA



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