

ORDINANCE NO. 706

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING A REZONING  
FROM LIGHT INDUSTRIAL (M-1)  
TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C) AND  
FROM LIGHT INDUSTRIAL (M-1) TO  
PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI)  
AND ADOPTING A GENERAL DEVELOPMENT PLAN

(Northwest Corner of Midas Avenue & Pacific Street)  
(Z-93-01, PDG-94-03)

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

B. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-93-02) which would designate a portion of the site as Retail Commercial, with the remaining area to remain as Light Industrial and is made conditional on approval of GPA-93-02.

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 zone 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 zone and general development plan 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 zoning and general development plan on the housing

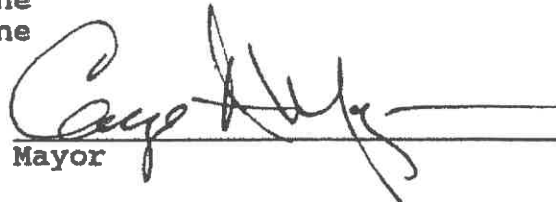
needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located at the northwest corner of Midas Avenue and Pacific Street as shown on Exhibit A, attached hereto and incorporated by reference herein, from Light Industrial (M-1) to Planned Development Commercial (PD-C) and Planned Development Light Industrial (PD-L.I.) and adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein, subject to approval of GPA-93-02.


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 27th day September, 1994, by the following roll call vote:

AYES:	Councilmembers:	Lund, Dominguez, Yorde, Huson, Magnuson
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading : 9-13-94  
Second Reading: 9-27-94  
Effective Date: 10-27-94

EXHIBIT A

REZONING FROM LIGHT INDUSTRIAL (M-1) TO  
PLANNED DEVELOPMENT-COMMERCIAL (PD-C) AND  
PLANNED DEVELOPMENT-LIGHT INDUSTRIAL (PD-L1)

(Northwest Corner of Midas Avenue & Pacific Street/Z-93-01)

Change of Zone Exhibit A is Available in the City Clerk's  
Office and the Community Development Department (Z-93-01).

**CHANGE OF ZONE  
AND GENERAL DEVELOPMENT PLAN  
EXHIBIT**

**Z-93-01 & PDG-94-03 JULY 1990**

**EXISTING ZONING:  
M-1 (LIGHT INDUSTRIAL)**

**PROPOSED ZONING:  
PD-LI (PLANNED DEVELOPMENT-LIGHT  
INDUSTRIAL)**

**PROPERTY SIZE:  
APPROXIMATELY 25-28 ACRES**

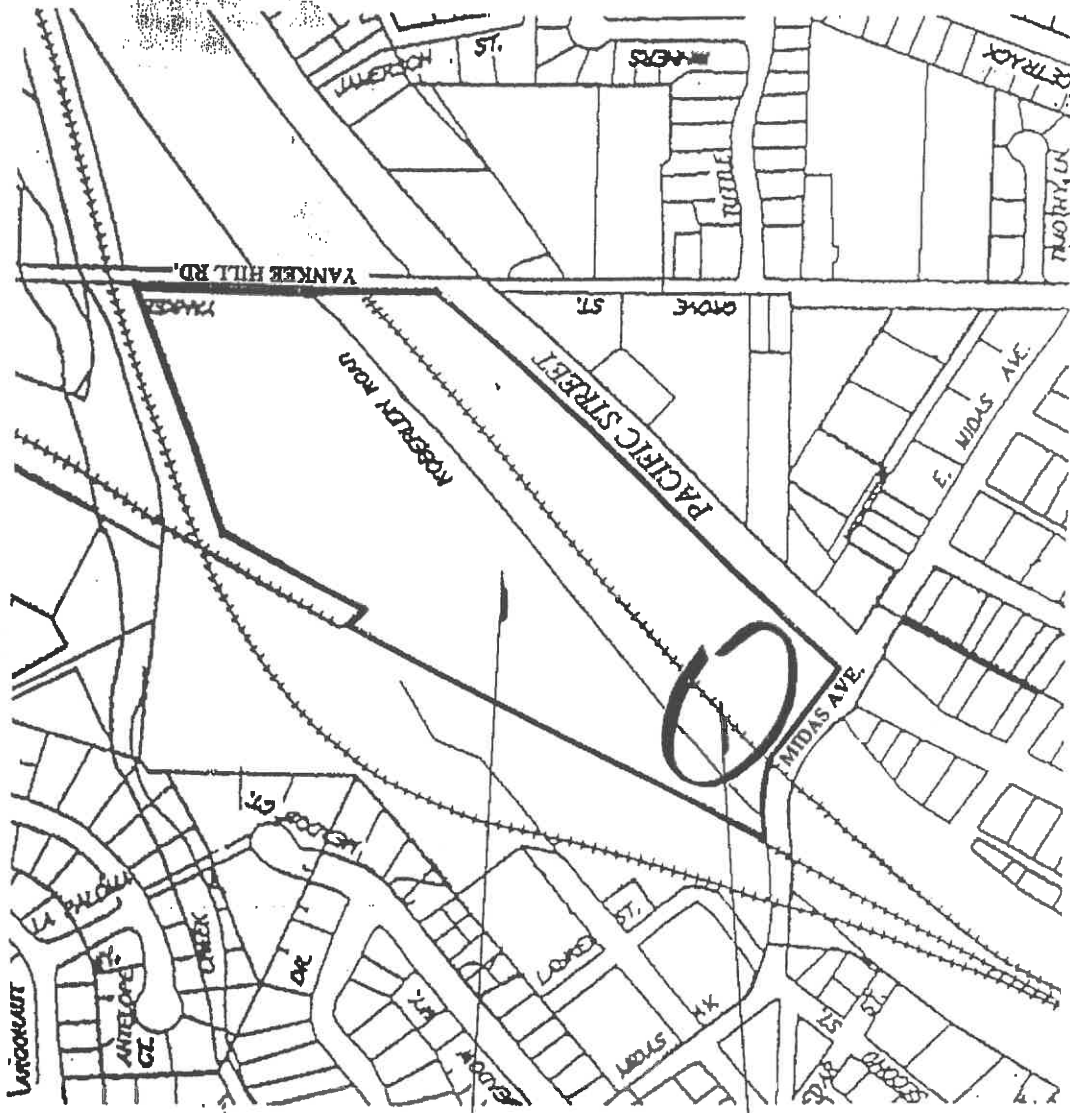
**EXISTING ZONING:  
M-1 (LIGHT INDUSTRIAL)**

**PROPOSED ZONING:  
PD-C (PLANNED DEVELOPMENT-  
COMMERCIAL)**

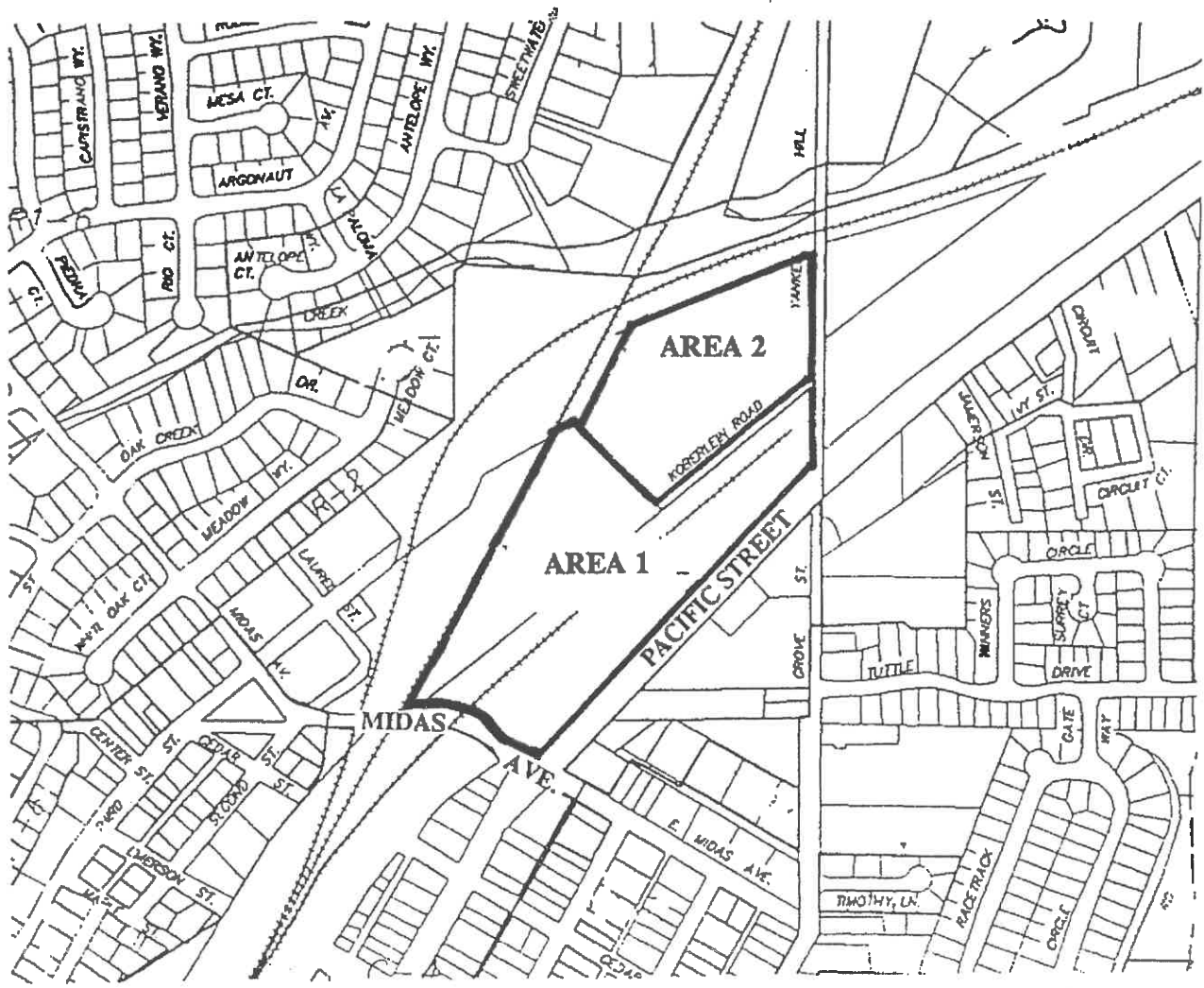
**PROPERTY SIZE:  
APPROXIMATELY 2-5 ACRES**

RECOMMENDED BY PLANNING COMMISSION  
FOR APPROVAL ON 7/19/94

**NORTH**



**EXHIBIT A**



**NORTH**

(JULY 1994)

**GENERAL DEVELOPMENT PLAN  
EXHIBIT 1  
PDG-94-03**

## **EXHIBIT B**

### **GENERAL DEVELOPMENT PLAN**

**NW Corner of Midas Avenue and Pacific Street/PDG-94-03**

#### **1. SITE PLAN/MAP**

The site plan is attached and labeled Exhibit A.

#### **2. LAND USES**

A. The following uses shall be permitted:

1. Within the PD-C zone:

- A. Book store and periodical store;
- B. Record store;
- C. Drug store;
- D. Stationery store;
- E. Gift shop;
- F. Flower shop;
- G. Toy store;
- H. Business or professional office;
- I. Soda fountain/ice cream parlor;
- J. Arts and crafts store, hobby shop;
- K. Jewelry store;
- L. Confectionery store;
- M. Church;
- N. Bakery/donut shop;
- O. Video store
- P. Barber shop
- Q. Beauty shop;
- R. Photographic studio, photo shop;
- S. Radio and/or television repair;
- T. Shoe repair;
- U. Pick-up station for laundry or dry cleaners.

2. Within the PD-LI zone:

- A. Blacksmith shop;
- B. Boat building;
- C. Bottling plant;
- D. Building materials;
- E. Cabinet shop;
- F. Cold storage;
- G. Contractor's yard;
- H. Feed and fuel yard;

- I. Food processing;
- J. Lumber yard;
- K. Machine shop;
- L. Outdoor storage and sales;
- M. Pipe yard;
- N. Public utility service yard;
- O. Warehousing; mini-storage;
- P. Light manufacturing, fabrication, assembly, component manufacturing, small parts processing.

B. The following uses require a conditional use permit:

1. Within the PD-C zone;

- A. Public utility buildings and uses, not excluding equipment or storage yards, warehouses, or repair shops;
- B. Commercial cluster complex;
- C. Day care centers;
- D. Schools;
- E. Mobile pushcart vending facility;
- F. Banks
- G. Restaurant-bar combination, restaurant, coffee shop;
- H. General merchandise store, department store;
- I. Hardware store;
- J. Retail food store;
- K. Variety Store;
- L. Theaters, except sex-oriented motion picture theaters as defined in Section 17.79.020;

2. Within the PD-LI zone:

- A. Retail sales and personal service establishments appurtenant to permitted uses;
- B. Any use specified in Section 17.54.010 of the RMC which in the opinion of the planning director does not qualify as a permitted use because of some objectionable odor;
- C. Industrial cluster complex;
- D. Auto body and paint shop;
- E. Automobile repair shop (light);
- F. Automobile repair shop (heavy);
- G. Churches;
- H. Mobile pushcart vending facility.

C. Uses which are not listed in any of the above categories shall be subject to review by the Community Development Director, who shall assign the use to one of the above categories, based on the following findings:

1) that the use would be appropriate under the General Development Plan and zoning applicable to the property;

2) that the use is substantially similar in character to a use or uses within the category to which it is assigned, and

provided that the Director shall not assign the use to any category if (s)he finds that the use is not appropriate under the General Development Plan and/or zoning of the parcel.

D. All new structures shall require the approval of a specific plan use permit.

### 3. CIRCULATION SYSTEM

Circulation is provided to the site from Pacific Street and Midas Avenue. Primary access to development shall be from Pacific Street.

### 4. GENERAL DEVELOPMENT PLAN REGULATIONS

#### Guidelines

The area governed by this General Development Plan comprises a total of approximately 30 acres. It is located along the northwest side of Pacific Street from Midas Avenue to Yankee Hill Road. To date (1994), a series of buildings used for businesses related to lumber mill processing, have been constructed on the property. Approximately 2-5 acres can be developed as Planned Development-Commercial with the remaining 25-28 acres to be developed as Planned Development-Light Industrial.



The City of Rocklin has conducted a traffic study of the area north of Interstate 80 known as the North Rocklin Traffic Study. The study assumed the subject site to be developed at 35% gross acreage coverage

(43,560 sq. ft./ac x 0.35 = 15,246 sq. ft. of building/ac)

and a trip or vehicle generation potential of 7.6 vehicles per one thousand square feet that results in 116 trips(vehicles) per acre

(15,246 sq. ft. x 7.6/1000 sq. ft.).

Consequently the 30 acre site could result in the potential of 3480 vehicles per day from the site if completely developed as projected in the North Rocklin Traffic Study.

For the purposes of this General Development Plan, there shall be two sub areas referenced as Area 1 PD and Area 2 PD (See Exhibit 1). These Areas may contain multiple legal parcels; however, they shall be considered as a single lot for planning purposes only. Each area shall be assigned the following number of trips based upon the information contained in the North Rocklin Traffic study:

AREA ONE - PD			
APN	Acres	Percent of Total	Number of Trips
010-010-006	12.6	60%	1,392.0
010-010-007	7.2	34%	788.8
010-080-001	.5	3%	69.6
010-040-025	.5	3%	69.6
TOTALS	20.87	100%	2,320.0
AREA TWO - PD			
APN	Acres	Percent of Total	Number of Trips
010-010-005	10.0	100%	1,160.0

## Development Standards

1. Prior to approval of any specific plan use permit or conditional use permit for any development in either Area 1 - PD or

Area 2 - PD governed by this General Development Plan, the applicant shall prepare and submit a traffic study and trip allotment plan using the following methodology.

- A. The total number of trips generated from the proposed use shall be determined (GENERATED TRIPS). Trip generation rates shall be from the ITE manual or other traffic manual as approved by the City of Rocklin.
- B. The generated trips shall be subtracted from the total number of trips for the Area in on which it is located, using the chart above, to determine the total number of REMAINDER TRIPS.
- C. The study and allotment plan shall insure the development potential of the remaining acreage in both Areas as derived from the REMAINDER TRIPS, assuming the same parameters as contained in the Guidelines section of this General Development Plan.
- D. The traffic study and allotment plan shall provide for a minimum of two acres of general commercial uses to be located in Area 1 using 381 trips per acre.
- E. If an application is made that proposes trips in excess of that available for that Area and/or parcel, then the applicant may request use of any unused trips allocated to the other Area or another parcel. The request must be accompanied by an agreement with the owner of the parcel whose trip allocation is being reduced, expressly transferring a specific number of trips from that allocation to the applicant. The request shall be considered with the application and may be granted upon the finding that the reallocation will not unreasonably constrain the development potential of the parcel, or Area from which the allocation is being taken.
- F. In no case shall the number of vehicle trips generated by the combined uses in both areas exceed that assumed by the North Rocklin Traffic study, (3480 trips) unless the City of Rocklin or

any applicant updates the traffic data contained within the North Rocklin Traffic Study and determines that changes have occurred that allow a greater number of trips from the site without violating any applicable General Plan or other policies or regulation. Should an updated study generate new data, that new data shall be considered and employed in the methodology explained above.

- G. The PD-C zone shall be located within Area 1 at the corner of Midas Avenue and Pacific Street. The zone shall contain at least 2 acres but in no case shall the amount of developable PD-C acreage be more than 5 acres. The exact dimensions of the zone shall be determined at the time of specific plan use permit. The predominance of the frontage shall be along Pacific Street.
  - H. All existing uses shall be included within any traffic study, including those in place prior to adoption of this general development plan.
  - I. The approving body shall consider the traffic generated by any proposed project and its consequential effect on the development potential of the remainder properties as an issue of consistency with the General Plan of the City of Rocklin.
2. Prior to approval of any specific plan use permit, all applicants shall prepare an environmental hazardous waste site assessment as a part of the environmental review portion of the project to determine the amount of hazardous waste material found on the site. If any material is found, then the applicant must mitigate the hazardous material in accordance with the applicable law.

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e:clerk/ord/z9301b

Revised 9/15/94