

ORDINANCE NO. 1009

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN ORDINANCE REPEALING AND REENACTING THE DEL MAR BUSINESS
PARK GENERAL DEVELOPMENT PLAN, ORDINANCES 940 AND 990 ET SEQ., TO ADD AN
OPEN SPACE AND A SINGLE FAMILY RESIDENTIAL ZONE AND REZONE AN AREA FROM
PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI) TO
PLANNED DEVELOPMENT 6 DWELLING UNITS PER ACRE (PD-6) AND PLANNED
DEVELOPMENT OPEN SPACE (PD-OS)

(Parklands Subdivision / PDG-2008-02B, Z-2013-03)

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 has been approved for this project via City Council Resolution No. 2014-27.

B. The proposed general development plan amendment and rezone of an approximately 37.31 acre site generally located on both sides of Del Rio Court (APN# 045-011-022, 023, 024, 025, 032, 033, 034, 035, 036, 037, 038, 039, & 040) would modify the Del Mar Business Park General Development Plan Amendment to establish development criteria for the proposed zoning designations and the rezone would amend the City Zoning Map to reflect the areas subject to the new zoning.

C. The proposed general development plan amendment and rezoning 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 general development plan amendment and rezoning.

E. The proposed general development plan amendment 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 general development plan amendment and rezoning 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 amendment 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 modifications would 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 a means for creativity and flexibility in design while providing 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 repeals Ordinances 940 and 990, The Del Mar Business Park General Development Plan and approves the revised Del Mar Business Park General Development Plan and zoning as set forth in Exhibits A and B, attached hereto and incorporated 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 February 25, 2014, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on March 11, 2014, by the following vote:

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



Scott Yuill, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 2/25/14
Second Reading: 3/11/14
Effective Date: 4/10/14

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EXHIBIT A

Maps of Existing and Proposed General Development Plan / Zoning



Existing Zoning of General Development Plan Area



Proposed Zoning of General Development Plan Area

EXHIBIT B

DEL MAR BUSINESS PARK GENERAL DEVELOPMENT PLAN PDG-2008-02B

1. PURPOSE.

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 projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development. The Del Mar Business Park project area, located west of Del Mar Avenue and east of Antelope Creek, between the Rocklin/Loomis city limit line and the Union Pacific Railroad tracks, is an infill light industrial project area adjacent to existing residential and light industrial development. The General Development Plan is intended to establish development standards and encourage a creative and flexible approach to the development of the approximately 67.29 +/- acre area in a manner that integrates development with the site and surrounding development and to:

- a) Regulate the use of buildings, structures and land relative to light industrial development;
- b) Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- c) Regulate the size and use of lots, setbacks and other open spaces;
- d) Regulate the percentage of lot which may be occupied by a building or structure;
- e) Regulate the intensity of land use;
- f) Establish permitted and conditionally permitted uses;
- g) Establish requirements for off-street parking.
- h) Provide for the Community Development Director or his designee to administer the implementation of the City of Rocklin Design Review Guidelines.

2. GENERAL DEVELOPMENT PLAN BOUNDARIES / MAP.



Map indicating the area included in the Del Mar Business Park General Development Plan, PDG-2008-02.

3. RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.

All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this General Development Plan unless otherwise specified herein. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

4. ZONING DISTRICTS.

The following zoning districts are designated in the Del Mar Business Park Planned Development:

PD-LI Light Industrial.

Purpose: To provide for restricted non-intensive manufacturing, research, and maintenance facilities which do not have a significant detrimental impact on surrounding properties or the environment.

PD-6 Single Family Residential, six dwelling units per acre.

Purpose: To provide areas for single family homes on urban lots as well as accessory uses and non-residential uses, compatible with single family neighborhoods.

PD-OA Open Area.

Purpose: To protect land having important environmental and ecological qualities.

5. PD- LI (LIGHT INDUSTRIAL ZONE).

A. LIGHT INDUSTRIAL - LAND USE: The following table identifies Permitted, Conditionally Permitted, and Prohibited Uses. Hours of operation for all permitted uses shall be limited to 6:00 a.m. to 10 p.m. unless otherwise stated elsewhere in this ordinance or a conditional use permit authorizing different hours has been approved.

Uses

P = Permitted Use U = Conditionally Permitted Use Ø = Prohibited Use

The Community Development Director may determine uses or activities, which are not explicitly stated herein to be permitted, conditionally permitted, or prohibited uses.

Any permitted or conditionally permitted use that would operate during the hours of 10:00 p.m. to 6:00 a.m.		U	
Auto & Marine related service		U	
Auto body and paint shop		U	
Automobile repair (light)		U	
Automotive repair (heavy)		U	
Bio-tech laboratories	P		
Blacksmith shop		U	
Boat building		U	
Book Binding	P		
Bottling plant	P		
Building materials, hardware, and home improvement stores (indoor only)	P		
Building materials, hardware, and home improvement stores (with outdoor storage and / or display)		U	
Cabinet shop		U	
Call centers			Ø
Computer hardware and software development and assembly	P		
Contractor's Yard	P		
Electric appliance, radio, television, and / or small motor service and repair	P		
Equipment / vehicle rental and / or storage		U	
Emergency Shelter	P		
Food and beverage processing plant	P		
Health, fitness, and / or sport centers			Ø
Janitorial services and / or supply sales	P		
Landscaping installation and / or maintenance service	P		
Light manufacturing , fabrication, assembly, component manufacturing, small parts processing	P		
Machine and Tool Shop, metal fabrication shop, welding shop		U	
Mailing and sorting services	P		
Medical offices & clinics, urgent care facility			Ø
Microbrewery, manufacturing and bottling for wholesale distribution	P		
Mini-storage (See special restrictions in Section 7 below.)	P		
Moving and Storage Service			Ø
Offices (appurtenant to primary uses only)	P		
Outdoor plant sales / nursery	P		
Outside storage (that is appurtenant to a permitted or conditionally permitted use and that is fully screened).	P		
Pest control Service	P		
Pet grooming services	P		
Places of assembly (i.e. churches, fraternal organizations, lodges)			Ø
Printing shops, drafting, blueprint, Photostat services	P		

Professional office			Ø
Public utility service yards	P		
Research and development	P		
Restaurant / Deli / Coffee Shop (occupies more than 25% of the floor area of any single building)			Ø
Restaurant / Deli / Coffee Shop (occupies no more than 25% of the floor area of any single building)	P		
Retail Commercial			Ø
Retail sales (appurtenant to primary use only)	P		
Taxidermy	P		
Upholstery Service / Shop	P		
Veterinary clinic	P		
Vocational School			Ø
Warehouse and distribution Center for a single tenant/ Occupied space less than or equal to 75,000 square feet **	P		
Warehouse and distribution Center for a single tenant/ Occupied space between 75,001 and 100,000 square feet **		U	
Warehouse and distribution Center for a single tenant/ Occupied space equal to or greater than 100,001 square feet **			Ø

** Warehouses and distribution centers that occupy buildings where there are multiple tenants within said building and whose individual tenant spaces do not occupy more than 75,000 square feet shall be considered a permitted use. For example, a 77,000 square foot building divided into seven 11,000 square foot tenant spaces is permitted. However, the same building cannot be occupied by one single warehouse/distribution center tenant unless a condition use permit has been approved for said use.

B. LIGHT INDUSTRIAL- DEVELOPMENT STANDARDS

- a) Min. lot area 10,000 sq. ft.
- b) Min. lot width 100'
- c) Min. lot depth 100'
- d) Setbacks for Structures*:
 - Front - 25'
 - Front (to parking areas) - 15'
 - Side - 10'
 - Street Side- 10'
 - Rear - 10'

* All setbacks are minimums and may be increased by the decision making body.

- e) Max. lot coverage - 60%

f) Max. building height -

30'

C. LIGHT INDUSTRIAL - MINI-STORAGE FACILITIES.

The following special provisions apply only to mini-storage facilities:

- a) Mini-storage uses shall be allowed only in the 9.5 acre area immediately adjacent to residential area along Americana Way as indicated on the map below (referred to herein as "Mini-storage District"). Mini-storage shall not be allowed elsewhere within the General Development Plan boundaries. The easterly boundary of the Mini-storage District may be modified by the Director of Community Development slightly to accommodate a specific development proposal but in no event shall the district be less than 5 acres or greater than 9.5 acres in area.



Map indicating the approximate boundaries of the "Mini-storage District" wherein mini-storage is a permitted land use. Mini-storage is not a permitted or conditionally permitted use elsewhere in the within the General Development Plan area.

- b) The hours of operation for a mini-storage facility shall be 7 a.m. to 9 p.m.
- c) No power outlets shall be permitted within storage units.
- d) Storage units shall not be used for any purpose other than passive storage and no other ancillary uses shall be allowed including but not limited to auto repair and individuals or groups performing or practicing on musical instruments of any type.
- e) Outdoor storage shall be prohibited except that boats, trailers, RV's, etc. may be stored within the walled and gated portion of the mini-storage facility provided that they are not visible from adjacent public streets, rail road tracks, or residences.

D. LIGHT INDUSTRIAL - SPECIAL STANDARDS

a) Noise

- i. Use of a public address system that can be heard outside of a building is prohibited.
- ii. Delivery trucks and loading dock operations shall be restricted to the daytime hours of 7:00 a.m. to 10:00 p.m. This time restriction does not apply to trash pick-up services. Delivery hours shall be posted at all appropriate locations.
- iii. If dust collection systems are needed by any future tenant, such systems shall be shielded from the residences to the west and north of the project area and shall comply with the City of Rocklin noise level criteria.

b) Buffering of Residential Uses

To reduce potential visual and noise impacts from development within the Del Mar Business Park Area on adjacent residential uses, each proposed development shall demonstrate to the satisfaction of the City that adequate buffering, including but not limited to the use of earthen berms, masonry walls, landscaping, increased setbacks, building walls, building orientation, site design, or some combination thereof, have been incorporated into the project.

E. LIGHT INDUSTRIAL - DESIGN REVIEW

- a) The Design Review Guidelines of the City of Rocklin, adopted by the City Council March 11, 2008, are to be used by developers and staff in understanding and implementing the City's goals and objectives for high quality development

within the Del Mar Business Park. The guidelines shall complement the mandatory site development regulations contained within this General Development Plan.

- b) Upon submission of a complete design review application and applicable fees the Community Development Director, or his or her designee, shall determine if a proposed development complies with the Design Review Guidelines adopted by the City Council. Upon a determination of compliance by the Community Development Director, or his or her designee, a design review permit shall be issued for the project.
- c) If staff determines that an application does not comply with the Design Review Guidelines the applicant may either modify the plans to comply or appeal to the Planning Commission for consideration of the plans as originally submitted.
- d) If an applicant wishes to file an appeal of the staff determination to the Planning Commission, upon payment of applicable fees a public hearing shall be held at a regularly scheduled meeting of the Planning Commission. All property owners affected by this specific plan use permit as well as those within a standard public hearing mailing radius shall be notified of the meeting date and the nature of the application.
- e) Decisions of the Planning Commission may be appealed to the City Council as set forth in Chapter 17.86 Appeals.

5. PD- 6 (SINGLE FAMILY RESIDENTIAL).

A. SINGLE FAMILY RESIDENTIAL - LAND USES:

Permitted uses.

- A. Single-family dwelling;
- B. Accessory uses as regulated by RMC Section 17.08.100
- C. Accessory buildings as regulated by RMC Section 17.08.090
- D. Schools, public elementary and secondary; and
- E. Secondary residential units.

Conditional uses.

The following uses are permitted subject to issuance of a conditional use permit:

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;
- B. Places of Assembly, parks, playgrounds;
- C. Community care facility, day care center or residential facility;
- D. Schools, private elementary and secondary.

B. SINGLE FAMILY RESIDENTIAL - DEVELOPMENT STANDARDS:

Minimum Lot Area	6,000 sf
Minimum Lot Width	
Interior	60 feet
Corner	65 feet
Building Setbacks	
Front Living Area	20 feet
Porch	15 feet
Garage, front loaded	20 feet
Garage, side loaded	15 feet
Side Interior	5 feet
Side Street	10 feet
Rear	20 feet
Maximum Lot Coverage	
One Story House	50 %
Two Story House	40 %
Maximum Building Height	
Principal	35 feet
Accessory	14 feet

C. SINGLE FAMILY RESIDENTIAL - AIR QUALITY:

Wood burning appliances that could be used for primary or auxiliary home heating, including but not limited to fireplaces, woodstoves and pellet stoves, are prohibited; similar devices that utilize propane or natural gas as a fuel source are permitted. Wood burning fire pits, fireplaces, pizza ovens, and similar facilities designed and intended for use as a part of an outdoor kitchen, patio, or seating area are not subject to this limitation but are encouraged to utilize propane or natural gas as a fuel source rather than wood.

6. PD- OA (OPEN AREA).

A. OPEN AREA - LAND USES:

Permitted uses.

A. Passive Recreational Activities;

Conditional uses.

The following uses are permitted subject to issuance of a conditional use permit:

A. Public utility facilities, excluding equipment yards, warehouses, repair shops, and similar;

B. OPEN AREA - DEVELOPMENT STANDARDS:

As the open area is primarily intended to protect land having important environmental and ecological qualities there are no specific development standards applicable. Appropriate setbacks, lot coverage, and other factors will be determined on site specific basis as a part of the overall approval of the specific use / activity proposed.