

ORDINANCE NO. 874

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A REZONING FROM PLANNED DEVELOPMENT-COMMERCIAL
(PD-C); PLANNED DEVELOPMENT-4 UNITS/ACRE, AND
PLANNED DEVELOPMENT-12 UNITS/ACRE (PD-12) TO PLANNED
DEVELOPMENT-8 UNITS/ACRE (PD-8)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(Reflections at Sierra College / PDG-2001-04)

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. A Mitigated Negative Declaration of environmental impacts and a Mitigation Monitoring Program has been for approved via City Council Resolution No. 2003-202.

B. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-2001-02) which would designate the site as Medium Density Residential (MDR), and is made conditional on approval of GPA-2001-02.

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 use/uses existing and permitted on the properties in the vicinity.

F. The unique proposed development standards for this project, including but not limited to small lot sizes and setbacks, are acceptable considering the unique shape of the project site and the constraints posed by the open space and conservation easement recorded over the southern portion of the project site, wherein lies the Aguilar Tributary, native oak trees, and wetlands.

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.

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.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties as shown on Exhibit 1, attached hereto and incorporated by reference herein, from Planned Development-Commercial (PD-C) and Planned Development-12 units/acre (PD-12) to Planned Development-8 units/acre (PD-8) and adoption of the general development plan in the form attached hereto as Exhibit 1 and incorporated by reference herein, subject to the following condition:

A. Condition

1. Validity.

This General Development Plan Amendment (PDG-2001-04) shall not become effective until the effective date of approval of General Plan Amendment GPA-2001-02.

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 36933(c)(1) are met.

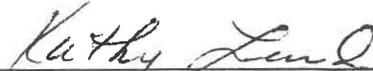
PASSED AND ADOPTED this 8th day July, 2003, by the following roll call vote:

AYES: Councilmembers: Magnuson, Storey, Hill, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Yorde

ABSTAIN: Councilmembers: None



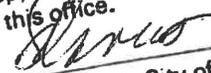
Kathy Lund, Mayor

ATTEST:



City Clerk

First Reading: 06/24/03
Second Reading: 07/08/03
Effective Date: 08/08/03

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

City Clerk, City of Rocklin

PM/gb
E:\clerk\ord\Reflections at Sierra College PDG-2001-04

EXHIBIT 1

GENERAL DEVELOPMENT PLAN PDG-2001-04

DEVELOPMENT STANDARDS

The following development standards shall govern the development of those certain parcels of land described as Assessor's Parcel Numbers, 045-160-091 and 045-160-092 and as further illustrated on Figure 1.

A. Permitted Uses

1. Single-Family Dwellings;
2. Accessory buildings as regulated by Chapter 17.080.090 of the Rocklin Municipal Code;
3. Accessory uses as regulated by Chapter 17.080.100 of the Rocklin Municipal Code;

B. Density

The maximum density permitted shall be 8 dwelling units per acre.

C. Height Regulations

The maximum height for principal buildings and structures shall be thirty feet and the maximum number of stories shall be two.

D. Lot Area

The minimum area for each lot shall be as follows:

1. Corner Lots: 3,200 square feet
2. Interior Lots: 2,900 square feet

E. Lot Coverage

50 percent

F. Lot Width

The minimum lot width for each lot shall be as follows:

1. Corner Lot: 50 feet
2. Interior Lot: 45 feet

G. Setbacks

Except as provided in Section N, the minimum setbacks shall be as follows:

Front	20 feet
Rear	15 feet
Side	5 feet
Street Side	10 feet

H. Off-Street Parking

Except as provided in Section N (front yard setbacks to garage for Lot 15) and except as provided in Section O (minimum garage sizes for Lots 32 through 37), off-street parking shall be provided subject to the regulations of Chapter 17.66 of the Rocklin Municipal Code.

I. Landscaping

Landscaping shall be provided as follows:

1. The front yard landscaping for each lot shall include one 15-gallon tree.
2. The landscaping for each lot shall be installed prior to approval of the final inspection of the structure, to the satisfaction of the Community Development Director.

J. Sales Office

1. The developer shall reconvert garages used for sales offices to a garage use prior to approval of the final inspection and sale of the model home(s) for residential occupancy to the satisfaction of the Community Development Director.
2. The Community Development Director may approve the use of temporary sales trailers, for up to 12 months, within the project area subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety.

K. Fencing

Fencing adjacent to the Open Space and Conservation Easement shall consist of a 6'-tall tubular steel fencing.

L. Affordable Housing

At least ten percent (10%) (partial units shall be calculated up to the next whole unit number) of the dwelling units constructed within the boundaries of this General Development Plan (PDG-2001-04), shall be affordable to low or very low income households as defined by the City of Rocklin General Plan Housing Element. Said housing shall contain a minimum of three bedrooms. To implement this affordable housing obligation, the developer shall record an affordability regulatory agreement for those lots designated to satisfy this affordable housing obligation, prior to issuance of a building permit. Construction of the affordable units shall commence prior to issuance of a building permit for a market rate unit that would allow the construction of over 50% of the residential units within the project area. In addition, Final Building Inspection Approval for a market rate unit that would represent over 50% of the residential units within the project area shall be issued unless a Final Building Inspection Approval for all affordable units has been issued. By way of example, if a project included 47 residential units, 5 units must be affordable units. Furthermore, prior to issuance of a building permit for the 24th residential unit, the 5 affordable units must be under construction. Prior to issuance of a Final Building Inspection Approval for the 24th unit, a Final Building Inspection Approval for all affordable units shall already have been issued.

M. Single-Story Housing

Buildings adjacent to commercially zoned property shall be limited to single-story and slab-on-grade foundations.

N. Special Provisions applying to SD-2001-04

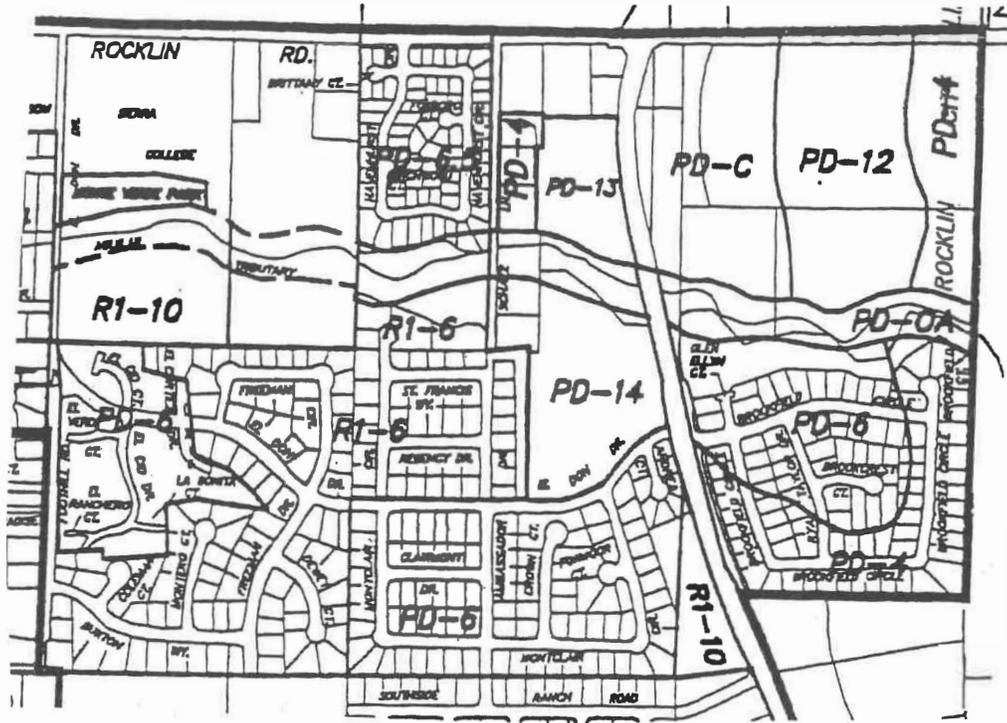
For the approved Reflections at Sierra College Tentative Subdivision Map (SD-2001-04) the following setbacks shall apply:

- Front (a) 20 feet to garage door, except no less than 19 feet to garage door for Lot 15.
- (b) 10 feet from exterior wall of living space, except no less than 7.5 feet for Lot 15.
- Rear 15 feet, except that lots adjacent to the open space shall observe a minimum 20-foot main structure setback.
- Side Lots 32 through 36 shall be designated as zero lot line lots whereby a structure shall be permitted on the northerly lot line of said lots.

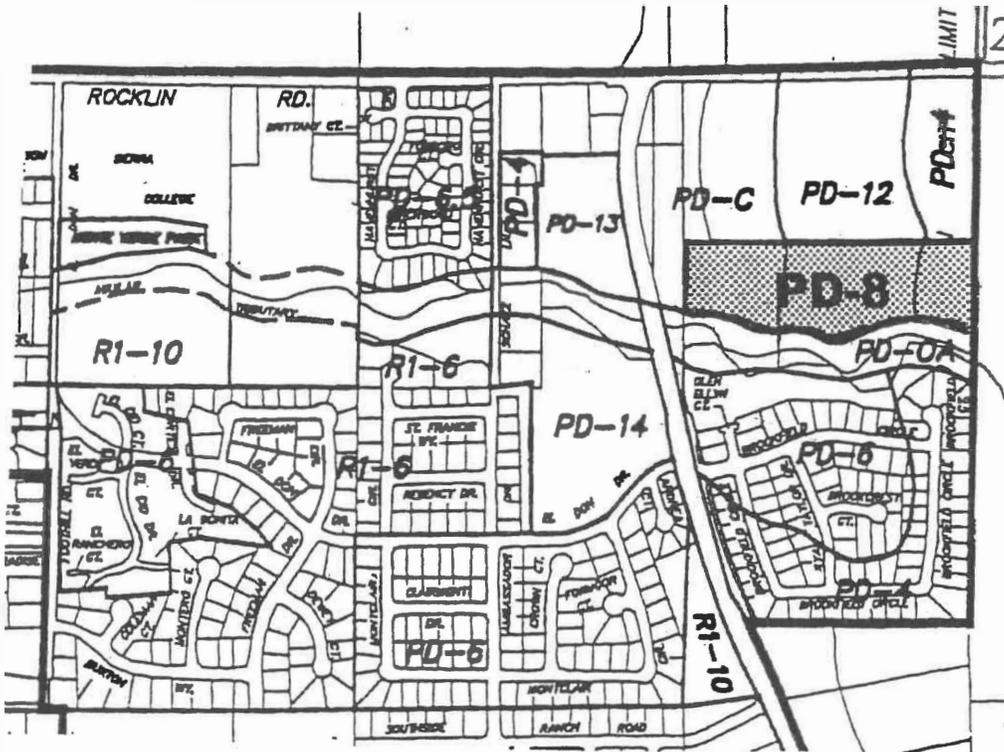
O. Special Provisions applying to DR-2001-05

Garage spaces for homes constructed on Lots 32 through 37 of Tentative Subdivision Map (SD-2001-04) shall be of the area and dimensions as indicated for Plan 4310 in Exhibit A of DR-2001-05.

FIGURE 1



EXISTING ZONING:



PROPOSED ZONING:

Reflections at Sierra College

Zoning Change and Boundary of PDG--2001-04

RECOMMENDED BY PLANNING COMMISSION
FOR APPROVAL ON 5/20/03

StA