

(Former Sierra College
Center project)

Sierra College Apt

aka

Sierra Gateway

ORDINANCE NO. 993

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN AMENDMENT TO THE ROCKLIN ROAD EAST OF I-80
GENERAL DEVELOPMENT PLAN, ORDINANCE 820,
TO REZONE A 10.19-ACRE SITE FROM PLANNED DEVELOPMENT-COMMERCIAL (PD-C)
TO PLANNED DEVELOPMENT-20 DWELLING UNITS PER ACRE (PD-20)

(Rocklin Road East of I-80 / PDG-99-08A & Sierra College Apartments / Z-2012-04)

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 proposed general development plan amendment and rezone of an approximately 10.19-acre site (APNs 045-160-063, 045-160-064 and 045-160-065) is consistent with the General Plan Amendment (GPA-2012-05) being processed concurrently. The proposed Rocklin Road East of I-80 General Development Plan Amendment would establish land uses and development criteria for the proposed zoning designation.

B. A Notice of Exemption has been approved for this project via City Council Resolution No. 2013-75.

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.

NOTE:

Gen Plan:
HOR

Zone:

PD-20

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Section 2. The City Council of the City of Rocklin hereby approves the general development plan amendment and rezoning as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. The City Council of the City of Rocklin hereby approves an amendment to the East of I-80 General Development Plan as set forth in Exhibit B, attached hereto and incorporated herein.


Section 4. 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 April 23, 2013, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on May 14, 2013, by the following vote:

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



Diana L. Ruslin, Mayor

ATTEST:



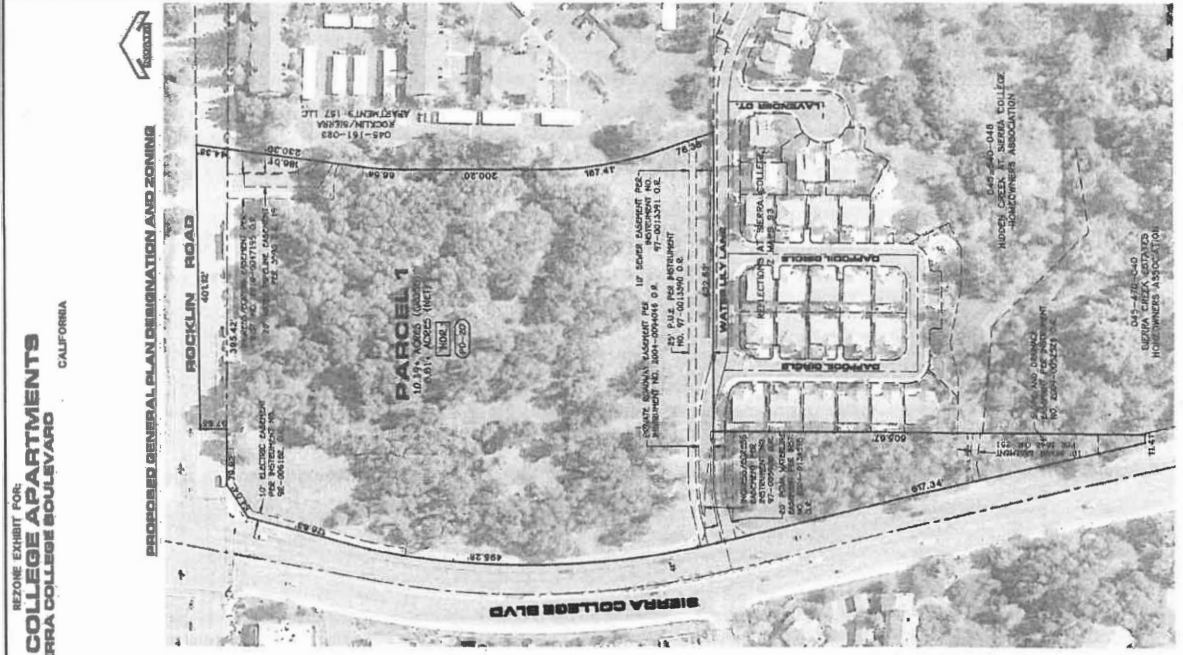
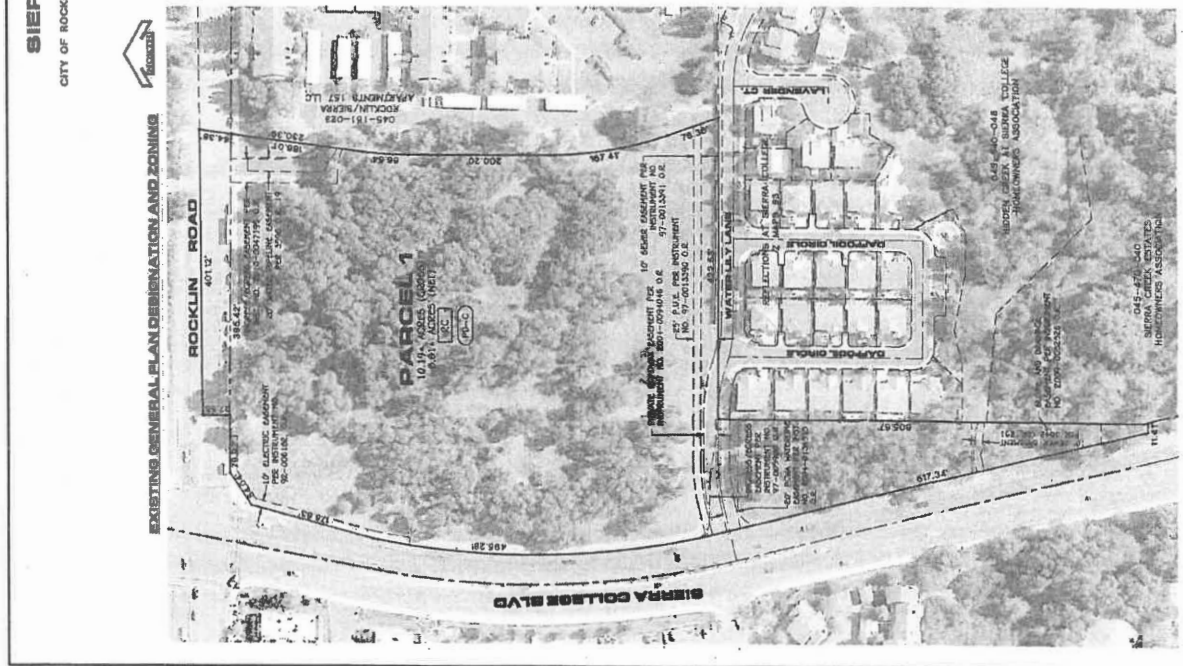
Barbara Ivanusich, City Clerk

First Reading:	4/23/13
Second Reading:	5/14/13
Effective Date:	6/14/13

EXHIBIT A

Map of Existing and Proposed General Development Plan / Zoning

REZONE EXHIBIT FOR:
SIERRA COLLEGE APARTMENTS
 SIERRA COLLEGE BOULEVARD
 CALIFORNIA
 CITY OF ROCKLIN



<p>GENERAL NOTES</p> <p>ADDITIONAL PARCEL MAPS: 895-161-014, 014-181-014, 895-161-018</p> <p>GENERAL PLAN DESIGNATION: ROCKLIN ROAD GENERAL PLAN</p> <p>EXISTING ZONING: PD-C</p> <p>PROPOSED ZONING: PD-C</p> <p>OWNER: RICHARD J. BERRY AND DEBRA L. BERRY, 10000 SIERRA COLLEGE BOULEVARD, SUITE 100, ROCKLIN, CA 95765, PH: (916) 762-1000</p> <p>PREPARED BY: BURRELL CONSULTING GROUP, INC., 1000 GREEN INDUSTRIAL DRIVE, SUITE 100, ROCKLIN, CA 95765, PH: (916) 762-1000</p> <p>DATE: 02/20/13</p>	<p>LEGEND</p> <p>REZONE EXHIBIT MAP</p> <p>SIERRA COLLEGE APARTMENTS</p> <p>SIERRA COLLEGE BOULEVARD AND ROCKLIN ROAD</p> <p>SIERRA CREEK COTTAGES HOMEOWNERS ASSOCIATION</p> <p>SIERRA COLLEGE APARTMENTS</p> <p>SIERRA COLLEGE BOULEVARD AND ROCKLIN ROAD</p> <p>SIERRA CREEK COTTAGES HOMEOWNERS ASSOCIATION</p> <p>SIERRA COLLEGE APARTMENTS</p> <p>SIERRA COLLEGE BOULEVARD AND ROCKLIN ROAD</p> <p>SIERRA CREEK COTTAGES HOMEOWNERS ASSOCIATION</p>
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APPROVED BY PLANNING COMMISSION
 March 5, 2013
 April 23, 2013

EXHIBIT B

The Rocklin Road East of I-80 General Development Plan is hereby amended to add the following section:

8. AREA 3 USE AND DEVELOPMENT STANDARDS – PD-20 ZONE

a. Permitted Uses – Area 3 PD-20 Zone

The following uses are permitted in the Area 3 PD-20

1. Apartments, townhouses, condominiums (for residential use, including cluster developments)
2. Accessory structures and uses (subject to regulations in Zoning Ordinance Chapter 17.08.090 and 17.08.100)
3. Schools, public elementary and secondary
4. Triplexes

b. Conditional Uses – Area 3 PD-20 Zone

The following uses are permitted in the Area 3 PD-20 zone subject to the issuance of a conditional use permit:

1. Community Care Facilities/ Residential Facilities
2. Day Care Facilities

c. Height Restrictions

1. Maximum number of stories shall be 3.
2. Maximum principle building height shall be 35 feet.
3. Maximum accessory building height shall be 14 feet.

d. Lot Area

The minimum lot area shall be 5.0 acres (for apartments, townhouses, and condominiums only).

e. Density

The minimum number of units per acre shall be 20 units per acre.

f. Lot Coverage

The maximum lot coverage by all structures and buildings shall not exceed sixty (60) percent of the lot area.

g. Setbacks

1. 6 lane arterial. There shall be a setback of not less than 20 feet.
2. 4 lane arterial. There shall be a setback of not less than 20 feet.
3. Multi Family. There shall be a setback of not less than 15 feet.
4. Single Family. There shall be a setback of not less than 20 feet.
5. For accessory structures not exceeding 14 feet in height, there shall be an interior side setback or rear setback of not less than 10 feet.
6. Off Street Parking. There shall be a setback of not less than 25 feet.
7. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the Circulation Element of the General Plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback.

h. Fencing

Open type fencing, a minimum of 4 feet in height, shall be incorporated into the project when multi-family units front along a public road. The purpose of the fencing is to discourage residents from using the public road for on-street parking. The fence shall be sited parallel to the public roadway, with a minimum 5 feet setback.

i. Landscaping

Landscaping shall be required in all multi-family residential projects and granite boulders shall be incorporated into landscaped areas.