

ORDINANCE NO. 769

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING A REZONING  
FROM RETAIL BUSINESS (C-2) TO  
PLANNED DEVELOPMENT-COMMERCIAL (PD-C)  
AND ADOPTING A GENERAL DEVELOPMENT PLAN  
(Rocklin Road, west of Granite Drive)  
(Rocklin Road Mini-Storage / Z-97-03, PDG-97-05)

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 negative declaration of environmental impacts for this project has been certified.
- B. The proposed zoning and general development plan are consistent with the City of Rocklin's General Plan land use element which designates the site as Retail Commercial (RC).
- 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 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.
- 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.

H. At buildout, visibility of this site will be obstructed by other commercial establishments located on the Rocklin Road frontage and in front of the project site, thereby reducing its viability for certain types of commercial uses which require high visibility. The proposed rezone and general development plan maintain the existing zoning pattern by allowing the same uses as currently permitted and applying the same standards as currently required excepting to add mini-storage as a conditional use and to permit zero setbacks for walls along the rear property line when they have no openings. Therefore, the differences between the existing zoning and the proposed zoning are insignificant.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located on Rocklin Road, west of Granite Drive, as shown on Exhibit A, attached hereto and incorporated by reference herein, from Retail Business (C-2) to Planned Development-Commercial (PD-C) and adoption of the general development plan in the form attached hereto as Exhibit B 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.

PASSED AND ADOPTED this 25th day November, 1997, by the following roll call vote:

AYES: Councilmembers: Magnuson, Yorde, Cullivan, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Hill

ABSTAIN: Councilmembers: None

  
Kathy E. Lund, Mayor

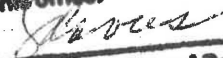
ATTEST:

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

First Reading : 11-12-97  
Second Reading: 11-25-97  
Effective Date: 12-25-97

GD.gb1  
e:\clerk\ord\pg9705

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

Attest:   
\_\_\_\_\_  
City Clerk, City of Rocklin

**EXHIBIT A**

**REZONING FROM RETAIL BUSINESS (C-2) TO PLANNED DEVELOPMENT-  
COMMERCIAL (PD-C)**

**(Rocklin Road Mini-Storage / Z-97-03)**

## **EXHIBIT B**

### **GENERAL DEVELOPMENT PLAN**

**(Doug Jackson Property / PDG-97-05)**

### **DEVELOPMENT STANDARDS**

The following development standards shall govern the development of that certain parcel of land described as Parcel #2, as shown on Parcel Map on file in Book 25 of Parcel Maps at Page 2, Placer County Records, City of Rocklin, Placer County, California.

#### **A. Permitted Uses**

All permitted uses as allowed in the C-2 zone as set forth in the Rocklin Municipal Code, Section 17.46.010.

#### **B. Conditional Uses**

All conditional uses as follows:

1. Commercial parking lot.
2. Retail plant nursery.
3. Billiard room.
4. Bowling alley.
5. Indoor skating rink.
6. Antique store.
7. Second-hand goods store.
8. Gasoline station.
9. Motel and hotel.
10. Shopping center.
11. Convenience store.
12. Commercial cluster complex.
13. Day care facility for children under twelve years of age.
14. Temporary business establishments for the collection of aluminum beverage containers and other ferrous materials.
15. Massage parlor.

16. Day care center.
17. Schools.
18. Automobile service station.
19. Automobile repair shops (light), as a part of a complex, on a minimum of two acres, with two or more businesses on one or more parcels. The other businesses in the complex shall not be limited to automobile repair shops (light), provided they are determined to be compatible as determined by the planning commission. If more than one parcel is involved, reciprocal parking and access easements shall be required between all parcels involved.
20. Veterinary clinic.
21. Mobile pushcart vending facility.
22. Mini-storage.

**C. Height Restrictions**

Shall be the same as the height restrictions of the C-2 zone as set forth in the Rocklin Municipal Code, Section 17.46.030.

**D. Lot Area**

The minimum lot areas shall be the same as set forth for the C-2 zone in the Rocklin Municipal Code, Section 17.46.040.

**E. Setbacks**

Shall be the same as set forth for the C-2 zone in the Rocklin Municipal Code, Section 17.46.060, except that no rear set back shall be required if the building wall along the rear property line is a one story masonry wall without fenestrations opening toward the school property.

**F. Zone Size Minimums**

Shall be the same as set forth for the C-2 zone in the Rocklin Municipal Code, Section 17.46.070.

**G. Off-street Parking**

Off-street parking shall be provided subject to the regulations of Chapter 17.66 of the Rocklin Municipal Code.

**SEE**  
**SUNSET WEST**