

ORDINANCE NO. 306AN ORDINANCE REZONING CERTAIN PROPERTY TO THE
PLANNED UNIT DEVELOPMENT ZONE AND PRESCRIBING
REGULATIONS FOR THE DEVELOPMENT OF SAID PROPERTY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
ROCKLIN AS FOLLOWS:

Section 1. Rezoning.

All that certain real property more particularly described on Exhibit A, which is attached hereto and hereby incorporated by reference, is hereby rezoned from the R-E, R-3 and C-1 zones to the Planned Unit Development Zone. The official zoning map of the City of Rocklin shall be amended to reflect such rezoning.

Section 2. Planned Unit Development General Plan As Zoning Restriction.

There is hereby adopted that certain general development plan for the development and construction of the planned unit development (hereinafter "PUD") on the property rezoned hereby. Said development plan is marked Exhibit B and is hereby incorporated by reference. Said general plan shall be considered a restriction upon said property as to the type and manner of development thereon. Said restriction includes the number of dwelling units per gross acre as specified thereon, the nature and types of uses (being residential, commercial, and business-professional), the layout of open-space uses, including stream access and use and public park and recreation areas, and the general layout of the major thoroughfares.

Section 3. Development of PUD - a Specific Plan Required - Phases.

a. No development of any kind shall take place within the PUD or portion thereof unless and until a specific plan

for each portion of said PUD shall have been approved by the Planning Commission and a conditional use permit shall have been issued for the development within the area covered by the specific plan.

b. The sequence in which each portion of the PUD is to be developed shall be in accordance with the sequential phasing plan shown on the general development plan. The Planning Commission may modify such phasing plan from time to time if it determines that changed conditions so require.

c. The property within the PUD may be used for agricultural purposes as defined by the Zoning Ordinance (Ordinance No. 243) until such time as it is developed pursuant to a specific plan.

Section 4. Specific Plan Process.

a. Pursuant to the general development plan approved hereby, there may be submitted from time to time specific plans for the development of various portions of property within the PUD. Each specific plan shall be submitted to the Planning Commission as provided in this Section.

b. A specific plan for an area of development shall be placed upon a map. Each such map shall be numbered numerically, commencing with the first specific plan and consecutively thereafter.

c. The map shall show the following:

1. The boundaries of the specific plan;
2. The size and location of all public utility easements;
3. The exact location and width of all streets, sidewalks, bike trails, pedestrian paths or other areas used for the conveyance of vehicular, pedestrian, bicycles, equestrian or other traffic;

4. The typical location of individual residential structures and the actual location of multi-family, business and commercial structures;
5. An indication of the number of units per gross acre;
6. The general landscaping features;
7. The location and size of any proposed park or recreation area, and an indication of whether or not the same is to be public or privately owned;
8. The location of any public facilities, including but not limited to, fire stations, school sites, utility substations, or other facilities;
9. The location of parking areas;
10. The location and screening of refuse disposal areas;
11. Major points of vehicular access to and from multi-family, business and commercial structures;
12. The location and size of all fencing or screening;
13. A designation of the use of all open-space (whether publicly or privately owned) and the person or group responsible for its maintenance;
14. The location and size of any proposed signs, exclusive of traffic control and street signs;
15. Contour lines at intervals not less than two (2) feet.

d. In conjunction with the specific plan map there shall be submitted the following:

1. A preliminary grading plan;
2. For business or commercial areas, an economic feasibility study as to the need and projected use of such facilities;
3. Detail concerning the landscaping, including the type and size of plant materials to be used;

4. Such other and further information as the Planning Director or the Planning Commission may deem necessary.

Section 5. Processing of Specific Plan - Conditional Use Permit.

- a. The developer shall submit the specific plan and accompanying material to the Planning Director. The Director shall within thirty (30) days thereafter notify the developer of any errors or omissions in the items submitted.

- b. When the specific plan and accompanying material is in a form suitable for submission to the Planning Commission, the Planning Director shall accept from the developer an application for a conditional use permit to develop the portion of the PUD as is specified in the specific plan.

- c. The Planning Commission shall consider the proposed request for a conditional use in the same manner as it considers all such requests pursuant to the Zoning Ordinance (Ordinance No. 243).

- d. Any interested party, including the developer or the Planning Director, shall have a right of appeal to the City Council from any action by the Planning Commission concerning a request for a conditional use permit to implement a specific plan, following the appeal procedure as set forth in the Zoning Ordinance.

Section 6. Subdivision Map.

- a. A tentative subdivision map may be processed simultaneously with request for a conditional use permit, or after the approval thereof.

- b. No use permit shall be valid until a final map, as defined by the Subdivision Map Act and implementing ordinances of the City, has been filed with the Recorder of Placer County.

Section 7. Approval of Conditional Use Permit.

Upon approval of a conditional use permit, and compliance with Section 6 hereof, development of the area covered by the specific plan may commence, provided that all necessary building permits and other required entitlements are obtained.

Section 8. Failure to file specific plan.

a. If no specific plan is filed for approval within one (1) year after the effective date of this ordinance, or if a period of two (2) years elapses between the approval of a conditional use permit for a specific plan and the submittal of a specific plan for development of a separate portion of the PUD, the Planning Commission shall not consider a specific plan and conditional use permit therefor until it has first reconsidered the general development plan and readopted or modified the same.

b. The Planning Commission may grant an extension of either or both the time periods specified in subsection a. for a period not exceeding twelve (12) months, provided application for an extension is made prior to expiration of the applicable period.

c. Except upon its own motion, adopted within fifteen (15) days after action by the Planning Commission hereunder, no action by the City Council shall be required by this section.

Section 9. Development Restrictions.

a. No specific plan shall be filed, and no conditional use permit issued, pursuant to this ordinance unless the following are first accomplished:

1. A conveyance is made to the City of a floating right-of-way at least eighty (80) feet in width on, over and across property currently owned by Rocklin - Loomis Municipal

Utility District (RLMUD) for a roadway, generally in the location shown on the general development plan. The conveyance shall be approved by the City Attorney. At the time designated by the Planning Commission the exact location of right-of-way shall be fixed and the developer shall improve the same without cost to the City.

2. An agreement is made between the developer and the Rocklin School District to reserve a school site within the PUD, in a location to be established at a later date.

b. The developer shall convey to the City the floodplain of Antelope Creek, or fifty (50) feet on either side of the centerline thereof, whichever is greater, either in fee, or by open-space easement with a right of public access, as follows:

1. For all the portion of the creek lying generally north of the property currently owned by RLMUD, the conveyance shall be made at such time as the first conditional use permit is issued to develop a specific plan for any phase of the development which is contiguous to the creek.

2. For all the creek lying generally west of the property currently owned by RLMUD, the conveyance shall be made at such time as the first conditional use permit is issued to develop a specific plan for any phase of the development which is contiguous to the creek.

The survey of Antelope Creek and its floodplain as conducted by the Spink Corporation, dated JULY, 1973, shall be used to establish the metes and bounds of the conveyance, provided that minor deviations therefrom may be made upon agreement between the developer and the Planning Commission.

c. The developer shall pay one-fourth (1/4) of the cost of signalization of the Third/Sacramento - Sunset

intersection. The anticipated cost of such signalization shall be determined by the City Engineer, and the share to be paid by the developer shall be prorated and a fee based on such proration shall be attached to each building permit issued within the PUD.

d. The developer shall provide will-serve letters for all needed public utilities prior to acceptance by the Planning Director of an application for any conditional use permit.

e. At the time of filing a final map as provided by section 6, the developer shall submit to the City for approval by the City Attorney conditions, covenants and restrictions (C, C & R's) running with the land as they affect the individual buyers of property within the PUD. Such CC&Rs shall, among other things, recite the terms and conditions under which all thoroughfares, landscaping and all open-space retained for non-public use (including the existing gymkhana ring), shall be operated and maintained.

f. All utilities within the subdivision within the PUD shall be underground.

g. Parking shall be required as follows:

1. For single family residences:

An enclosed garage, with a minimum area of four hundred (400) square feet, serviced by a driveway at least sixteen (16) feet in width.

2. For multi-family residences where the units are to be individually owned:

a. One enclosed garage per dwelling unit with dimensions of at least eleven (11) feet by twenty-two (22) feet; and

b. Either one and one-half (1 1/2) uncovered offstreet spaces per unit within one hundred fifty

(150) feet of each unit, or, in the alternative, a driveway at least fourteen (14) feet wide to the enclosed garage specified in a. above, plus one-half (1/2) of an uncovered space per unit within one hundred fifty (150) feet of such unit.

3. For multi-family residences for rental or lease:

a. For one (1) and two (2) bedroom units: one and one-half (1 1/2) covered offstreet spaces per unit, plus additional uncovered offstreet spaces equal to not less than ten percent (10%) of the total number of spaces, part of which shall be suitable for the parking of recreational vehicles.

b. For units with more than two (2) bedrooms: Two (2) covered offstreet spaces per unit, plus additional uncovered offstreet spaces equal to not less than ten percent (10%) of the total number of spaces, part of which shall be suitable for the parking of recreational vehicles.

c. The Planning Commission may waive all or a portion of the requirements for covered parking imposed hereby when it deems such a waiver appropriate considering the design of the multi-family structure and the proposed parking as suggested by the developer.

4. For commercial and business-professional uses:

a. Ten (10) offstreet, uncovered parking spaces for the first two thousand (2,000) square feet of floor area and one (1) additional space for each one hundred (100) square feet of floor area thereafter.

h. Any proposed bridge crossing of Antelope Creek shown on any specific plan shall be accompanied by detailed drawings showing the proposed construction thereof and the plan of the developer to minimize damage to the Creek,

minimize flood hazard potential, prevent erosion, and insure the replacement of displaced vegetation.

i. The Planning Commission shall consider and determine the appropriate ratio of open-space, both public and private, for each phase of the PUD.

j. The displacement of natural flora and fauna and the movement of soil shall be kept to a minimum. Whenever possible, natural terrain features shall be utilized within the PUD. Each tree in excess of six inches in diameter shall be designated on the appropriate specific plan and an indication given as to whether or not it is to be retained or removed.

Section 10. Ordinance not limiting - Duty of Planning Commission.

a. Nothing herein shall be read to limit the right of the City of Rocklin to exercise its police power to change or modify the requirements hereof upon due notice and an opportunity for hearing to the property owner.

b. Nothing herein shall be read to limit the right of the City of Rocklin to change the zoning for the property or portion thereof to any other classification within the Zoning Ordinance of the City.

c. In the event matters relating to the development of the PUD are not covered hereby the Planning Commission shall formulate a policy concerning the same and notify the developer in writing. The developer may appeal such policy to the City Council by filing notice with the City Clerk within ten (10) days of such notice.

PASSED AND ADOPTED this 7TH day of JUNE,
1976 by the following roll call vote:

AYES: WACHOLTZ, BARKNURST, TANNER, HOYENGA
NOES: NONE
ABSENT: CHINNOCK

Paul Heyenga
Mayor

ATTEST:

Leroy C Cook
City Clerk

CERTIFICATION OF ORDINANCE NO. 306
I hereby certify that the foregoing is a full, true
and correct copy of ordinance No. 306, passed
and adopted by the City Council of Rocklin at reg-
ular meeting thereof, held June 7, 1976
Delores Armstrong, Deputy
City Clerk of the City of Rocklin

General development plan
333 mavrias properties company
 ROCKLIN and ROSEVILLE, CALIFORNIA

LAND USE EXHIBIT

REVISED NOV 1975

DOWN C. REINERS - PLANNER
 555 Capitol Mall 835
 Sacramento, California

KEY LAND USE DESIGNATION

- | | |
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| C | COMMERCIAL
(1.5 - 2.0 FAR)
(2.0 - 3.0 FAR) |
| OF | OFFICE
(1.5 - 2.0 FAR)
(2.0 - 3.0 FAR) |
| D | DENSE RESIDENTIAL
(1.5 - 2.0 FAR)
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| MD | MEDIUM DENSITY RESIDENTIAL
(1.5 - 2.0 FAR)
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| LD | LOW DENSITY RESIDENTIAL
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| S | SCHOOL
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| P | PUBLIC PARK
(1.5 - 2.0 FAR)
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- PROPOSED COMMERCIAL SCHEDULE**
- 1. LOW DENSITY RESIDENTIAL
 - 2. MEDIUM DENSITY RESIDENTIAL
 - 3. DENSE RESIDENTIAL
 - 4. OFFICE
 - 5. COMMERCIAL
 - 6. PUBLIC PARK
 - 7. SCHOOL
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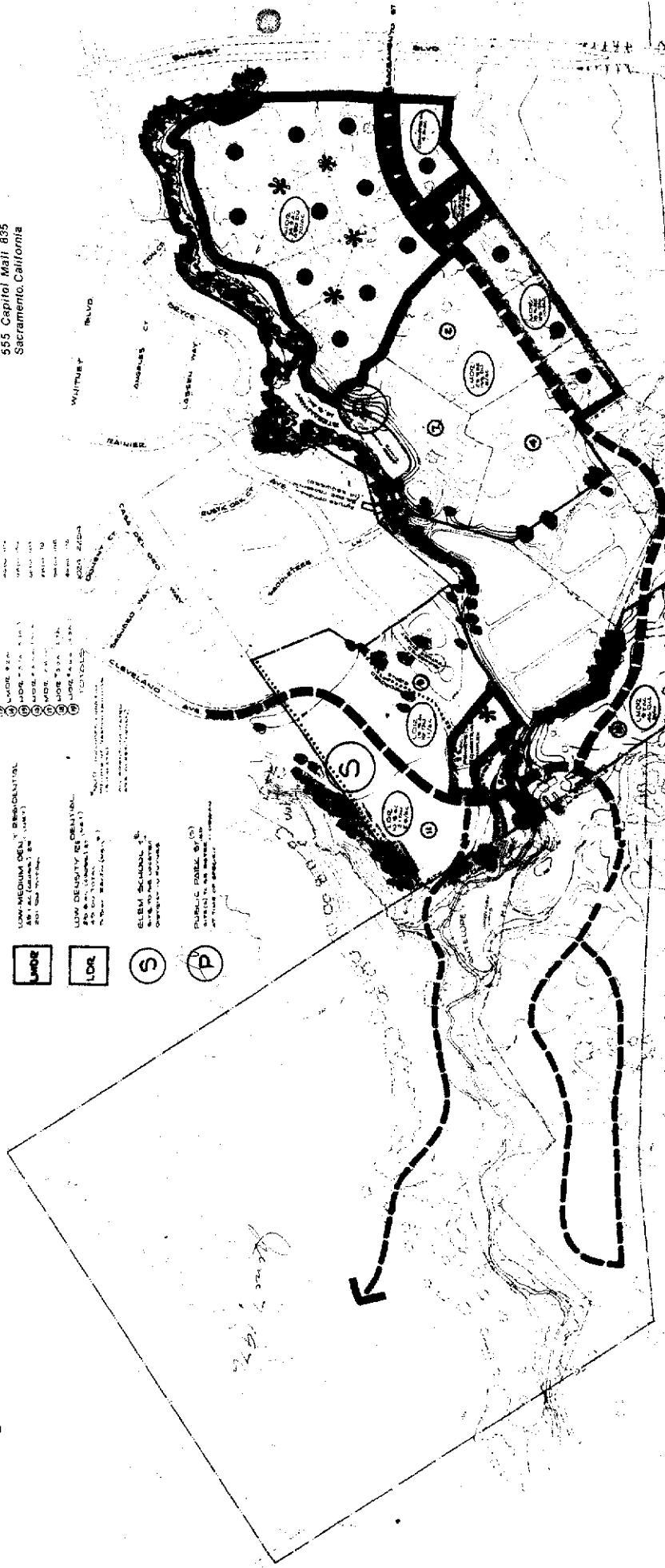


EXHIBIT B
ORDINANCE #300

- PRIMARY STREETS
- SECONDARY STREETS
- PRIVATE ENCROACHMENT
- LAND USE INTENSITY CALCULATION
- PROPOSED BUILDING

Down C. Reiners
 11/1/75

ORDINANCE NO. 395

AN ORDINANCE AMENDING ORDINANCE NO. 306 HAVING
TO DO WITH CERTAIN CHANGES IN THE GENERAL
DEVELOPMENT PLAN OF A PLANNED UNIT DEVELOPMENT
(SUNSET EAST)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN AS
FOLLOWS:

Section 2 of Ordinance No. 306 is hereby amended to read as follows:

b. The General Development Plan for the Sunset East Planned Development,
more particularly described as Exhibit B in Section 2, Ordinance 306 is
hereby amended as follows:

Phase 6 is to be designed as Low-Medium Density Residential,
3.9 Dwelling Units / Gross Acre.

Phase 7 is to be designated as High Density Residential, 14.52
Dwelling Units / Gross Acre.

Phase 8 is to be designated as High Density Residential, 14.52
Dwelling Units / Gross Acre.

Phase 9 is to be designated as Business-Professional/ Commercial.

Said General Development Plan Amendment is designated as Exhibit A
and is hereby incorporated by reference.

PASSED AND ADOPTED this 5th day of February, 1979 by the following
roll call vote:

AYES: COUNCILMEN ROWLAND, LINTON, DOMINGUEZ, BARKHURST AND CHINNOCK


NOES: NONE

ABSEND: NONE



Mayor

ATTEST:



City Clerk

CERTIFICATION OF ORDINANCE NO. 395

I hereby certify that the foregoing is a full, true
and correct copy of ordinance No. 395, passed
and adopted by the City Council of Rocklin at reg-
ular meeting thereof, held 2-5-79



City Clerk of the City of Rocklin

ORDINANCE NO. 490

AN ORDINANCE OF THE CITY OF ROCKLIN
REZONING THE PROPERTY LOCATED ON THE
EAST SIDE OF GROVE STREET, SOUTH OF
PACIFIC FROM R1-6 to C-2 (ALMQUIST)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN
AS FOLLOWS:

Section 1. The City Council hereby finds and declares:

A. A negative declaration concerning the environmental impact of the rezoning accomplished hereby was duly filed and is hereby affirmed.

B. The City of Rocklin has considered the effect of the approval of this zoning change on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. The area is physically suited for the proposed zoning in terms of topography and availability of services.

D. The proposed zoning is compatible with the land uses permitted in adjacent areas, providing the properties are developed in accordance with the General Plan policies and the Zoning Ordinance requirements.

E. The proposed zone change is not likely to create a nuisance to adjacent areas.

F. The proposed zone change will create an insignificant effect upon traffic and air quality, and City policies regulating street improvements will be imposed on the property at the time of other City permits, which will be necessary to improve the properties.

G. City policies will require measures to attenuate noise onto and from adjacent land uses at the time the properties are developed.

H. The zone changes emphasize the infilling of vacant land within the City and the revitalization of the existing City.

Section 2. All that certain property east of Grove Street and south of Pacific Street, more specifically described in

Exhibit A, attached hereto and incorporated by reference herein, is rezoned from R1-6 (Single Family Residential) to C-2 (Retail Commercial).

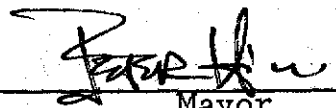
Section 3. Within fifteen (15) days after passage of this Ordinance, copies shall be posted in three public places within the City of Rocklin.

PASSED AND ADOPTED this 17th day of January, 1983, by the following roll call vote:

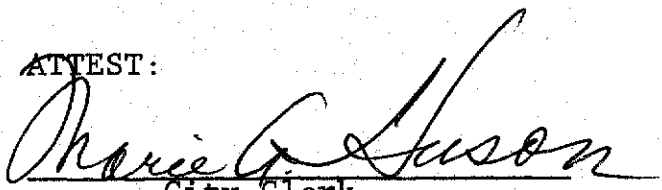
AYES: Councilmen: Linton, Wofford, Chinnock, Hill

NOES: Councilmen: None

ABSENT: Councilmen: Dominguez



Mayor

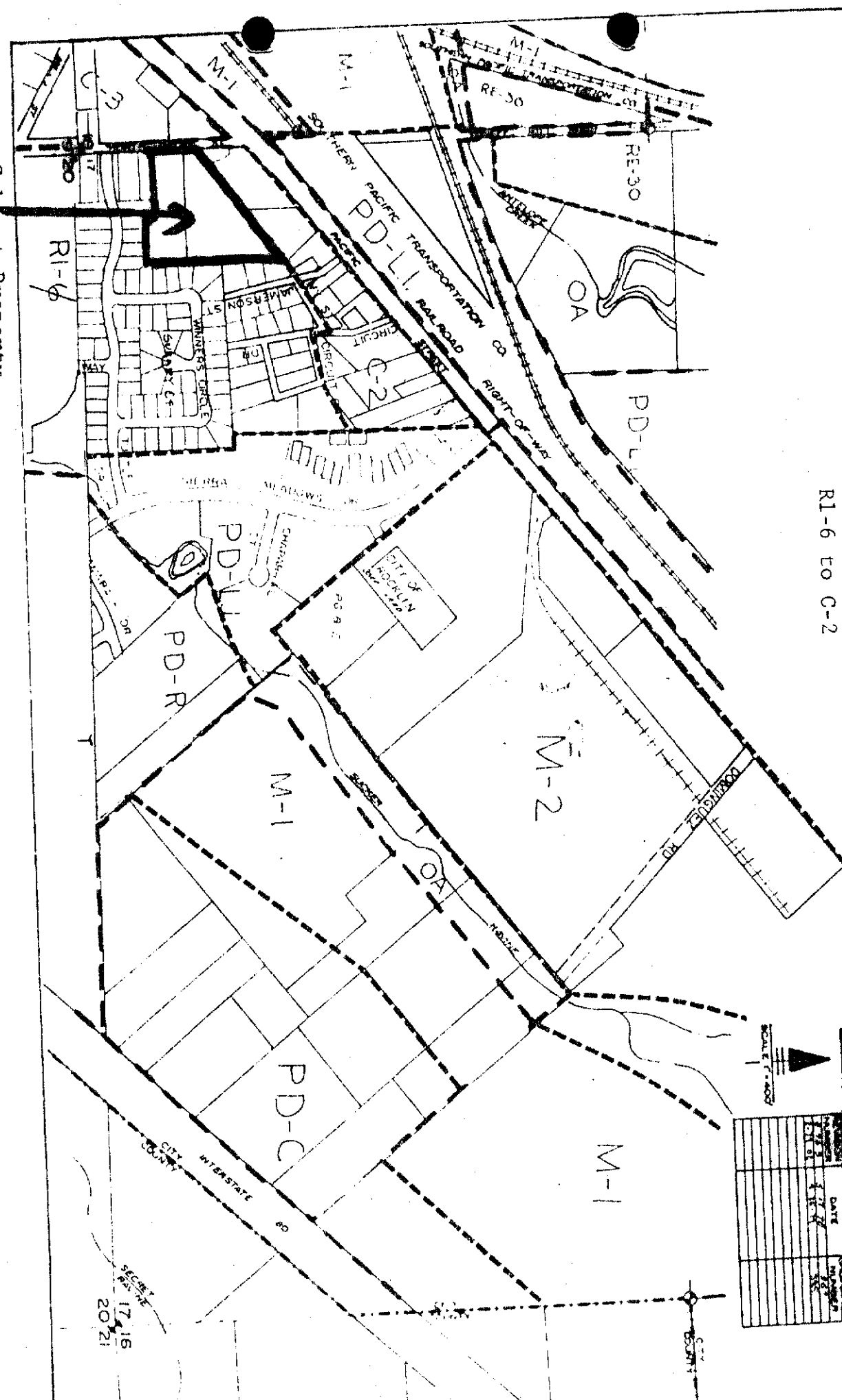
ATTEST:


City Clerk

LEGEND:

EXHIBIT A
Z-82-01
R1-6 to C-2

Subject Property



TOWNSHIP 11 NORTH, RANGE 7 EAST

ZONING MAP

11-7-17S

NO.	DATE	REVISION
1	11-7-17S	
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE 1" = 600'

CITY COUNTY

SECRET
17/16
20/21

STATEMENT OF FACTS AND FINDINGS

DATE: December 14, 1982

TO: City Council

FROM: Planning Commission

SUBJECT: Z-82-01: Rezoning: Grove Street at Pacific: Almquist

PROPOSAL/REQUEST:

An application to rezone a 4.75 acre site from R1-6, Single Family Residential, 6,000 sq. ft. minimum lot sizes, to C-2: Retail Commercial.

OWNER:

Eric J. Almquist/Rod Hamilton

APPLICANT:

Morton & Pitalo

LOCATION:

The subject property is generally located on the east side of Grove St., approximately 200 feet south of the intersection of Pacific Street, in Rocklin.

ENVIRONMENTAL

A negative declaration of environmental impact is being sought.

* * * * *

The above item was considered by the Planning Commission of the City of Rocklin at its regularly scheduled meeting on November 23, 1982. The following is a brief summary of that hearing.

Mr. Richardson presented the Staff Report.

Commissioner Meinzer opened the public hearing.

Mr. Kho of Morton & Pitalo spoke in behalf of the application, stating the proposed zoning would match that of the 2.75 acres to the north which is under the same ownership. It would allow much greater flexibility in the development of the entire site.

There being no further public comment, Commissioner Meinzer closed the public hearing.

Mr. Nuezel moved that the Planning Commission approve the resolution (PC 82-54) recommending to City Council the rezoning of the subject property from R1-6 to C-2.

Mr. Dern seconded the motion.

Roll Call Vote: Ayes: Commissioners Nuezel, Quinn, Meinzer.
Noes: None
Abstain: Commissioner Dern
Absent: Commissioner Moore.

Motion approved 3/0.

Attachments: Planning Commission Resolution PC-82-54
Staff Report
Proposed City Council Ordinance
Exhibit A.

STAFF REPORT

Z-82-01: ALMQUIST

PROPOSAL/REQUEST:

This is a request to rezone a 4.75 acre parcel from R1-6 (Single Family Residential, 6,000 sq. ft. minimum lot sizes) to C2, Retail Commercial.

LOCATION:

The subject property is generally located on the southeast corner of Taylor Road and Grove Street.

OWNER/APPLICANT:

Eric J. Almquist/Morton and Pitalo, Inc.

ENVIRONMENTAL DETERMINATION:

A Negative Declaration of Environmental Impact is recommended.

GENERAL PLAN DESIGNATION:

At this time the subject property is designated as Medium Density Residential. However, a previous item at this hearing is the redesignation of the land use on this property to Retail Commercial.

GENERAL PLAN DESIGNATION: Vicinity:

To the north, the property is designated Retail Commercial. To the east and south the property is designated Medium Density Residential. To the west the designation is Retail Commercial.

ZONING: Subject Property:

The subject property is zoned R1-6, Single Family Residential, 6,000 sq. ft. minimum lot sizes.

ZONING: Vicinity:

To the east and south the zoning is R1-6. To the west the zoning is C-3, Service-Commercial. To the north the zoning is C-2, Retail Commercial.

LAND USE: Subject property:

The subject property is currently vacant with one abandoned building.

LAND USE: Vicinity:

To the east and south of the subject property are single family, detached, residential developments. To the southwest is the mobile home park. To the northwest, on the other side of Grove Street, the property is vacant, with a tavern further to the west. To the north of the subject property is a 13,000 sq. ft. commercial building. North of that is Pacific Street.

UTILITIES:

Full utilities are available to the site.

CIRCULATION:

This property will be served from Grove Street, unless it is joined with the commercial property to the north, at which point access will probably be from Pacific Street.

DISCUSSION:

This 4.75 acre site is being considered for a zone change to a C-2 (Retail Commercial). The zone change, however, can only be approved concurrent with a General Plan Amendment to change the current land use designation from Medium Density Residential (MDR) to Retail Commercial (RC). A concurrent application to change the General Plan is to be considered prior to action on this zone change request. (See the Staff Report for the General Plan Amendment GPA-82-07 on the November 23, 1982, Planning Commission agenda).

Some of the issues concerning the property have been addressed in the Staff Report for the concurrent General Plan Amendment application.

The property abuts and is part of the current commercial property, and contains an existing commercial building of 13,000 sq. feet. The existing building is located on approximately 2.75 acres. It has undergone some remodeling and is being promoted as a viable commercial center.

The purpose of the zone change is so that both adjoining sites can be eventually combined into one commonly zoned property for commercial development, as they are currently under common ownership. If combined, the property could eventually yield between 65,000 and 70,000 square feet of building area.

Land Use and Compatibility:

The current land use classification is Medium Density Residential

(MDR), with a current zoning of R1-6, (minimum 6,000 sq. ft. Single Family lots). This could yield approximately 25 single family lots under current zoning, or 28 lots total, if the property were developed with PD zoning, under the MDR classification.

The proposal to change the zoning to C-2 would make the property compatible with the adjoining property to the north and the property across Grove Street to the west. The properties to the east and south are currently residential (R1-6) and contain single family dwelling units. All of the single family lots are situated in such a way that the back yards of these properties abut the rear property line of the subject property. This type of design usually allows for compatible situations where commercial properties may be adjacent to residential. That is preferable to those situations where commercial and residential properties are directly across the street from one another. In those situations, traffic conditions usually develop that are incompatible with local residential traffic.

RECOMMENDATION:

It is Staff's recommendation that the Planning Commission approve Planning Commission Resolution PC-82-55, recommending to City Council approval of the rezoning application.

PLANNING COMMISSION RESOLUTION PC-82-5.4

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF THE ZONE CHANGE OF THE PROPERTY ON THE SOUTHEASTERN CORNER OF GROVE AND PACIFIC STREETS : Z-82-01:
E. J. Almquist.

THE PLANNING COMMISSION OF THE CITY OF ROCKLIN DOES RESOLVE AS FOLLOWS:

Section 1. The Planning Commission finds and determines that:

1. The City of Rocklin has considered the effect of the approval of this Zoning Change on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
2. The area is physically suited for the proposed zoning in terms of topography and availability of services.
3. The proposed zoning is compatible with land uses permitted in adjacent areas, providing the properties are developed in accordance with the General Plan policies and the Zoning Ordinance requirements.
4. The proposed zone change is not likely to create a nuisance to adjacent areas.
5. The proposed zone change will create an insignificant effect upon traffic and air quality, and City policies regulating street improvements will be imposed on the property at the time of other City permits, which will be necessary to improve the properties.
6. City policies will require the construction of masonry fencing to attenuate noise onto and from adjacent land uses at the time the properties are developed.
7. The zone changes emphasize the infilling of vacant land within the City and the revitalization of the existing City.

Section 2. A Negative Declaration of Environmental Impact is hereby affirmed.

Section 3. The rezoning of the property at the southeast corner of Grove Street and Pacific Street from R1-6 to C-2 (Retail Commercial) as shown on Exhibit A, attached, is hereby recommended for approval to City Council.

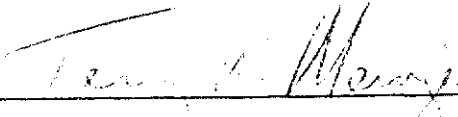
PASSED AND ADOPTED this 23 day of November, 1982, by the following roll call vote:

AYES: COMMISSIONERS: Nuezel, Quinn, Meinzer

NOES: COMMISSIONERS: None.

ABSENT: COMMISSIONERS: Moore

ABSTAIN: COMMISSIONERS: Dern



Chairman

LEGEND:

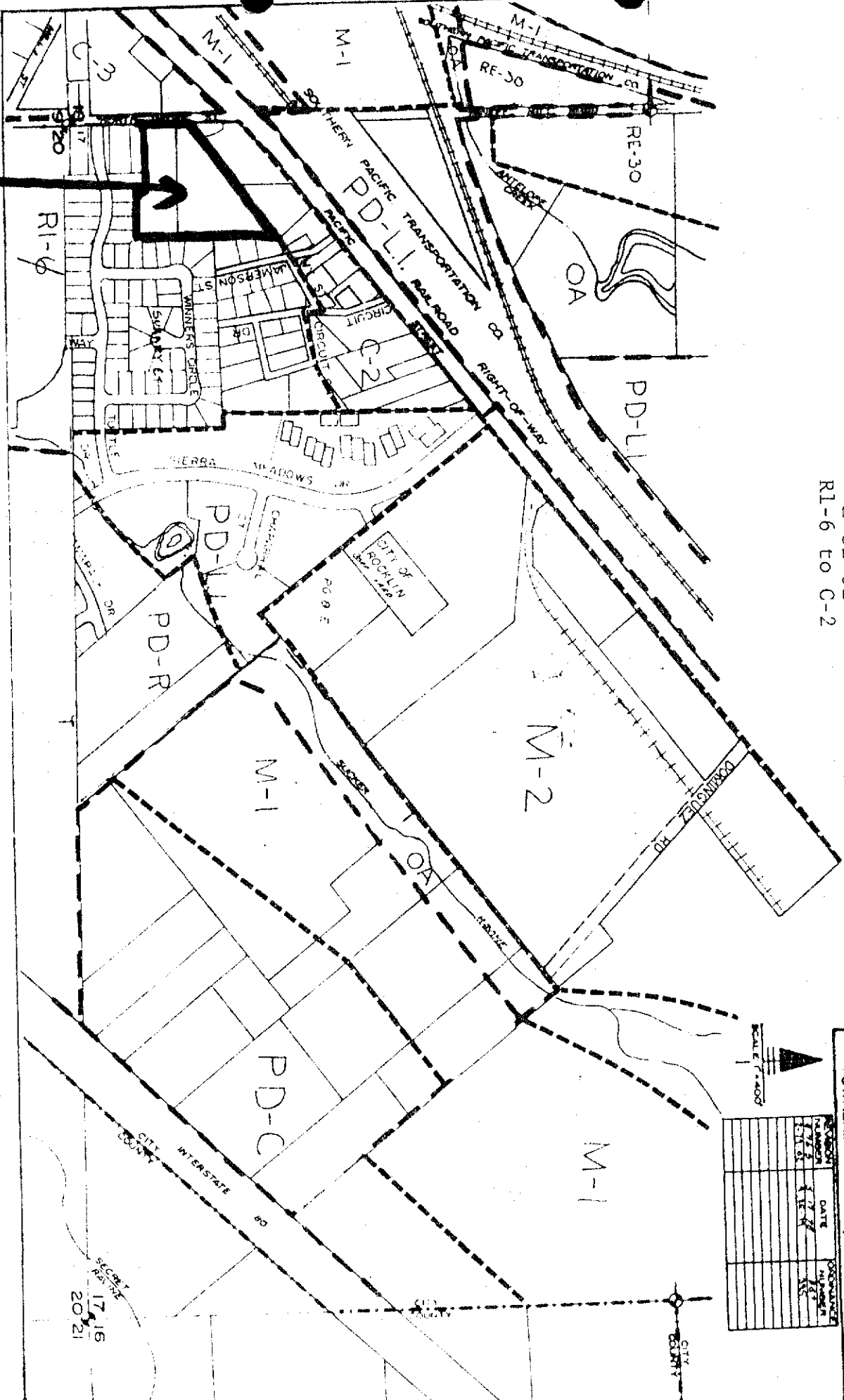
EXHIBIT A
 Z-82-01
 R1-6 to C-2

ZONING MAP
 11-7-17S

TOWNSHIP 11 NORTH, RANGE 7 EAST

REVISION	DATE	ISSUANCE

SCALE 1"=400'



Subject Property

SECRET
 17, 16
 20, 21

10/11/17 M. [Signature]

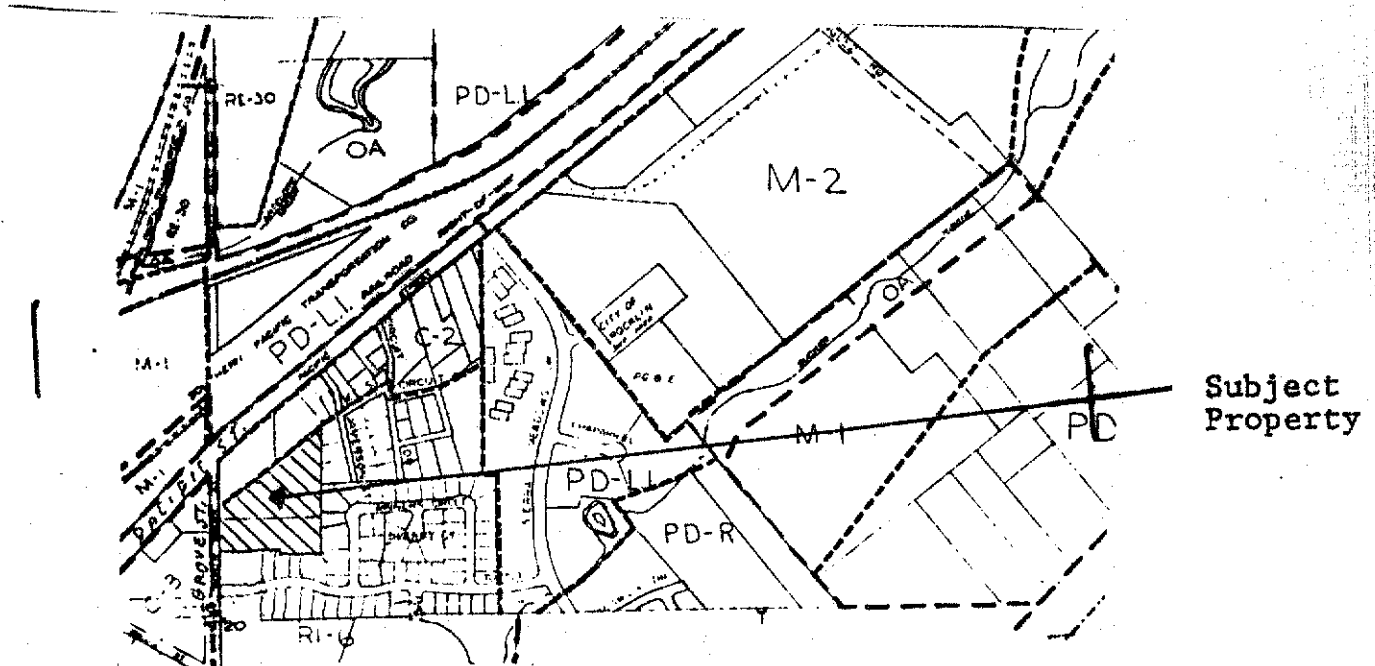
NOTICE IS HEREBY GIVEN that the City Council of the City of Rocklin will hold a public hearing on December 20, 1982, at 7:30 p.m. at the Rocklin Community Center, 5480 Fifth Street, Rocklin, to consider the following applications:

1. GPA 82-07: An amendment to the land use element of the City's General Plan to change the designation from Medium Density Residential to Retail Commercial on a 4.75 acre site generally located on the east side of Grove Street, approximately 200 feet south of Pacific Street. (Almquist/Hamilton).

2. Z-82-01: An application to rezone a 4.75 acre parcel from R1-6 (Single Family Residential, 6,000 sq. ft. minimum lot sizes) to Retail Commercial. The subject property is generally located on the east side of Grove Street, approximately 200 feet south of Pacific Street in Rocklin. (Almquist/Hamilton).

A Negative Declaration of Environmental Impact is being sought for both applications.

Marie A. Huson
City Clerk

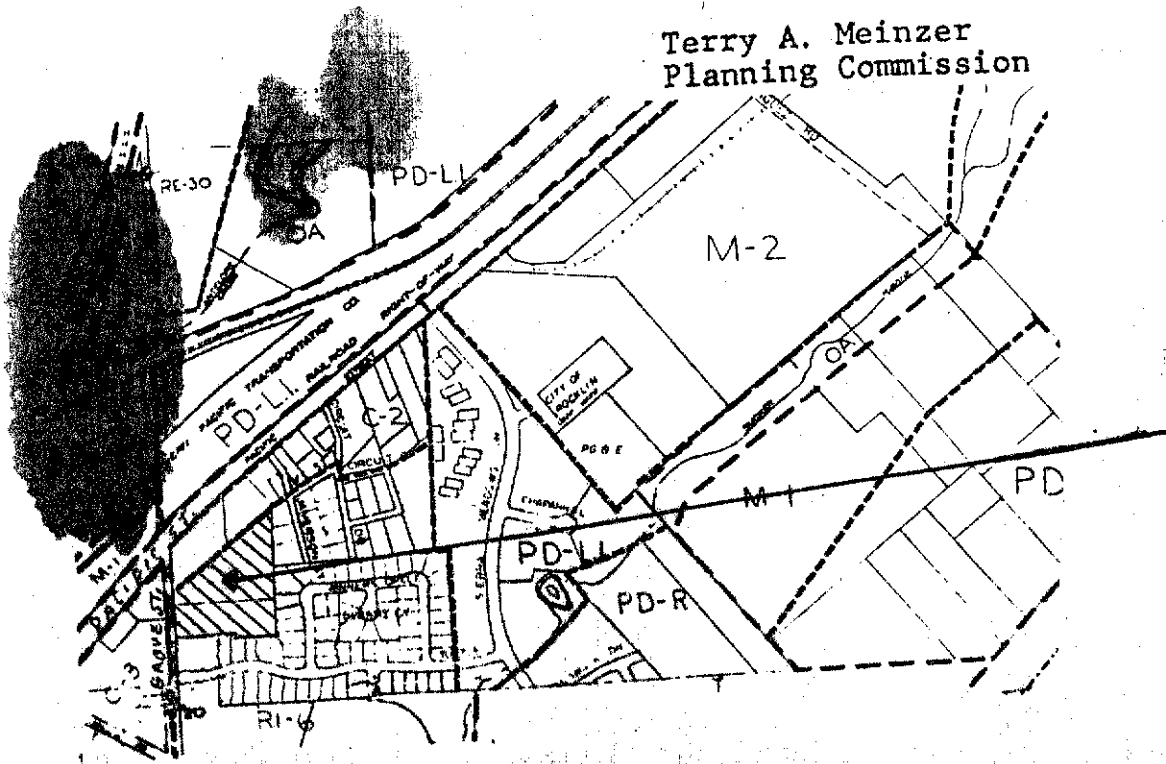


Notice is hereby given that the Planning Commission of the City of Rocklin will hold a public hearing on November 23, 1982, at 7:30 p.m. at the Rocklin Community Center to consider the following applications:

1. A modification to the Sunset East General Development Plan and a Mitigated Negative Declaration of Environmental Impact to relinquish the site designated for the Rocklin Elementary School District from Phase #13 of Sunset East Development to Phase #14 of the Planned Development. The subject property is generally located along Springview Drive, south of Sunset Blvd., south of the southern terminus of Rainier Drive, north of the Roseville City Limits, and east of the undeveloped area: Sunset Park Unit #2, in Rocklin.
2. An amendment to the land use element of the City's General Plan to change the designation from Medium Density Residential to Retail-Commercial on a 4.75 acre site on the southeast corner of Pacific Street and Grove Street, and from Recreation-Conservation to High Density Residential on a 2.24 acre parcel located on the east side of Springview Dr., 2,500 ft. south of Sunset Blvd., in Rocklin, and a Mitigated Negative Declaration.
3. An application to rezone a 4.75 acre site from R1-6 to C-2, Retail Commercial, and a Mitigated Negative Declaration of Environmental Impact. The subject property is generally located on the southeast corner of Pacific St. and Grove St. in Rocklin.
4. A Tentative Subdivision Map and Specific Plan Use Permit for the development of 16 duplex lots on a 2.24 acre parcel, generally located on the east side of Springview Drive, 2,500 ft. south of Sunset Blvd., in Rocklin, and a Mitigated Negative Declaration of Environmental Impact.

Terry A. Meinzer
Planning Commission

ITEMS # 2 & 3
above.



First Reading; 9-17-84
Second Reading: 10-1-84
Effective Date: 11-1-84

ORDINANCE NO. 524

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ROCKLIN AMENDING THE
GENERAL DEVELOPMENT PLAN FOR THE SUN-
SET EAST PLANNED DEVELOPMENT: Sunset
East Unit #14: School Site

THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES ORDAIN AS
FOLLOWS:

Section 1. The City Council finds and determines that:

1. The City of Rocklin has designated Phase #13 of the Sunset East Planned Development as a future school site in 1976, as a mitigation measure during the environmental review process.

2. The City of Rocklin relinquished Phase #13 as a school site and subsequently designated Phase #14 of the Sunset East Planned Development as a future site on March 21, 1983.

3. The City of Rocklin and the Rocklin Elementary School District recognized that the school district would continue to seek an alternative school site.

4. The Rocklin Elementary School District, on March 7, 1984, by resolution 83-84-08, released their interest in obtaining Phase #14 of the Sunset East Planned Development as a possible school site, after having made arrangements to acquire an alternative school site in the vicinity.

Section 2. The City Council further finds and determines that the removal of Phase #14 as a designated school site in the Sunset East Planned Development has an insignificant impact on the environment, based on the above findings, and that the previously affirmed environmental impact report is still applicable.

Section 3. The Amendment to the Sunset East General Development Plan relinquishing the school site on Phase #14, as shown

on Exhibit A, attached hereto and incorporated herein by reference, is hereby ordained by the City Council.

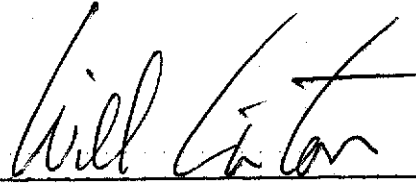
Section 4. Within fifteen (15) days of the passage of this ordinance, copies of this ordinance shall be posted in three (3) public places within the City.

PASSED AND ADOPTED this 1st day of October, 1984, by the following roll call vote:

AYES: COUNCIL MEMBERS: Hill, Dominguez, Ainsworth, Linton

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Huson



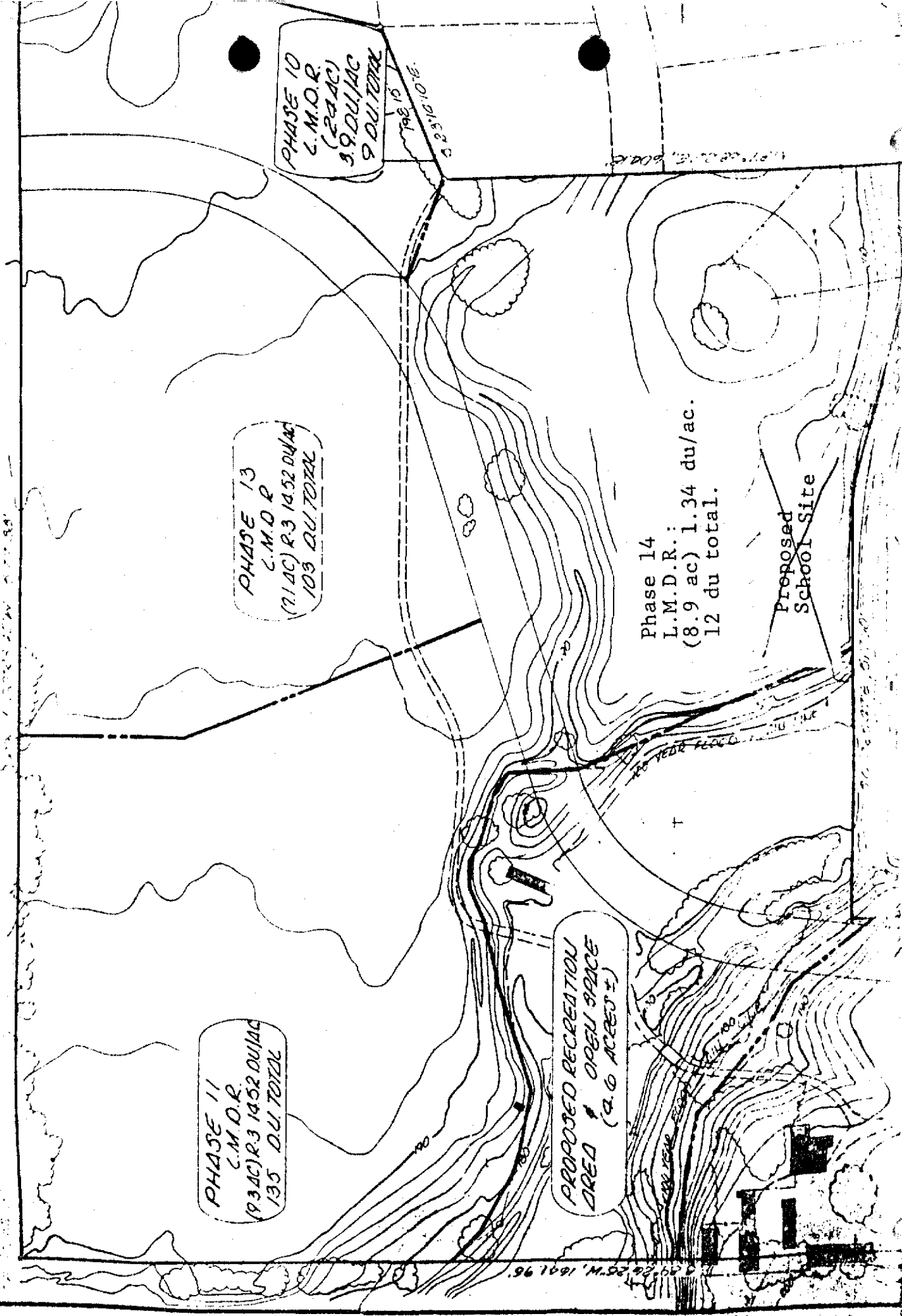
Mayor

ATTEST:



City Clerk

EXHIBIT A
RELINQUISHING PROPOSED SCHOOL SITE PER PLANNING COMMISSION
RESOLUTION PC-84-33



ORDINANCE NO. 561

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING THE REVISION
OF THE GENERAL DEVELOPMENT PLAN (PD(G)86-04
OF THE SPRINGVIEW OAKS PROJECT

THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES ORDAIN AS
FOLLOWS:

Section 1.

1. The proposed General Development Plan is consistent with the City of Rocklin's General Plan.
2. The area is physically suited to the uses authorized in the General Development Plan.
3. The General Development Plan is compatible with the land use or land uses permitted in the General Development Plan of adjacent areas.
4. Neither the land use nor density nor intensity permitted in the proposed General Development Plan will be likely to create serious health problems.
5. Neither the land use nor the density nor intensity in the proposed General Development Plan will be likely to create a nuisance to adjacent areas.
6. The proposed land use scheme is consistent with and implements the policies as set forth in the City of Rocklin's Housing Element of their General Plan.

Section 2. The City Council hereby approves the modification to the General Development Plan for Sunset East, as shown on Exhibit A, attached hereto and incorporated by reference herein.

PASSED AND ADOPTED this 10th day of February 1987, by the following roll call vote:

AYES:	Councilmembers:	Huson, Hill, Dominguez, Lund, Ainsworth
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTENTION:	Councilmembers:	None

ATTEST:



Mayor



City Clerk

First Reading: 1-27-87
Second Reading: 2-10-87
Effective Date: 3-10-87

01228706.#14.smh

52.0 U. TOTAL

H.O.R.
SUNSET
GARDEN APARTM
TENTATIVE PERMIT
APPROVED FOR
FOR TRAFFIC
ONLY. HOUSE

H.O.R.
LAUDMARK
GARDEN APARTMENTS
FINAL MAP & USE PERMIT
56 UNIT APT. COMPLEX

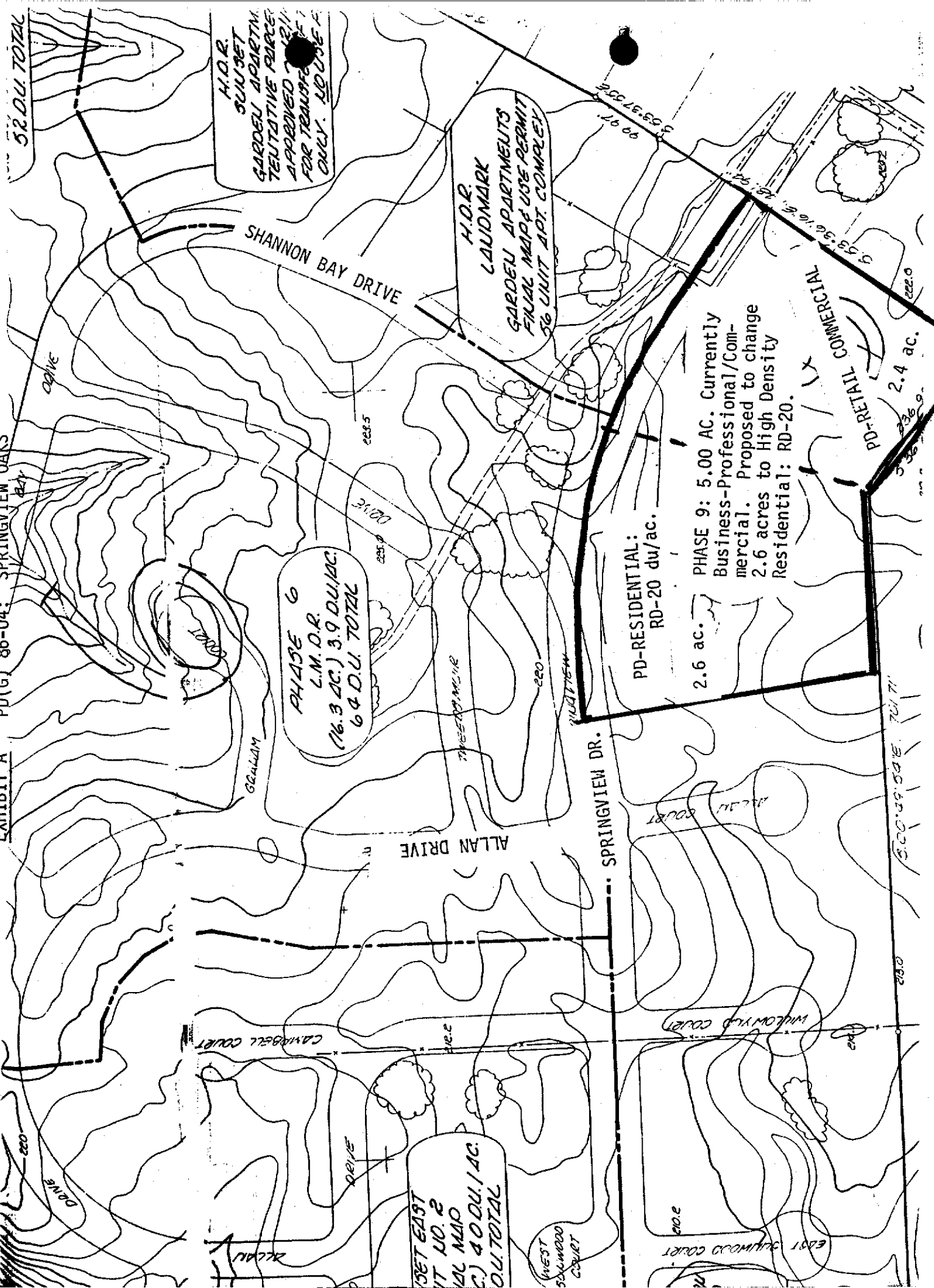
PHASE 6
L.M.O.R.
(16.3 AC.) 3.9 DU./AC.
64 D.U. TOTAL

PD-RESIDENTIAL:
RD-20 DU/AC.
2.6 ac.

PHASE 9: 5.00 AC. Currently
Business-Professional/Com-
mercial. Proposed to change
2.6 acres to High Density
Residential: RD-20.

PD-RETAIL COMMERCIAL
2.4 ac.

PHASE 1
L.M.O.R.
(16.3 AC.) 4.0 DU./AC.
65 D.U. TOTAL



ORDINANCE NO. 715

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING AN AMENDMENT TO THE
GENERAL DEVELOPMENT PLAN FOR SUNSET EAST PHASE 4
(Volunteers of America Shannon Bay Senior Housing)
(PDG-94-06)

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:

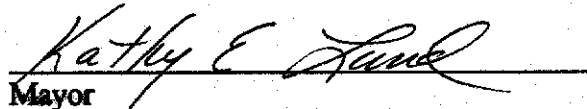
- A. A negative declaration of environmental impacts for this project has been certified.
- B. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the site as High Density Residential.
- C. The proposed general development plan amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The proposed area is physically suited to the uses authorized by the general development plan amendment.
- E. The general development plan amendment is 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 by the proposed general development plan amendment 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 general development plan amendment 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 hereby adopts the amendment to the Sunset East General Development Plan for Phase 4, as shown on Exhibits A and B, in the form attached hereto and incorporated by reference herein, subject to the following condition:

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 13th day June, 1995, by the following roll call vote:

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



Mayor

ATTEST:



City Clerk

First Reading : 5-23-95
Second Reading: 6-13-95
Effective Date: 7-13-95

KHB:11s2
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EXHIBIT A

AMENDMENT TO GENERAL DEVELOPMENT PLAN

(Volunteers of America: Shannon Bay Senior Housing: PDG 94-06)

Exhibit A is located in the Planning Department Project File PDG-94-06.

EXHIBIT B

**AMENDMENT TO THE GENERAL DEVELOPMENT PLAN
FOR THE SENIOR HOUSING PROJECT AT PHASE 4 OF SUNSET EAST
5725 SHANNON BAY DRIVE
Volunteers of American Elderly Housing: PDG-94-06**

1. The site plan for this general development plan is contained in Exhibit A (SPU-94-06).
2. This project is a 79 unit multifamily project which provides housing for low-income senior citizens. The project meets all development standards for the City of Rocklin and the Sunset East Planned Development except for a minimum parking requirement. The parking requirement for a multiple family project of this nature in Sunset East would be 1.5 parking spaces per unit plus 10% visitor parking. The parking ratio contained in this project is .88 parking spaces per bedroom. The parking ratio is based on a lesser parking need for elderly citizens. In no case shall the parking requirement for this senior citizen housing project be less than 0.88 spaces per bedroom.
3. The project use shall be limited to affordable senior citizen housing.
4. The use of this project shall be restricted for a period of 40 years from the date of approval of the City Council Ordinance to elderly persons defined as being sixty-two (62) years of age or older and at or below 50% of the median income for the area. The Ordinance of this restriction shall be recorded with the Placer County Recorder's office prior to issuance of a certificate of occupancy, to the satisfaction of the Community Development Director and the City Attorney.

KHB:lls2
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