



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: June 06, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. Minutes of April 18, 2017
 - b. Minutes of May 2, 2017
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

**7. ROCKLIN MUNICIPAL CODE SWIMMING POOL STANDARDS MODIFICATIONS
ZONING ORDINANCE AMENDMENT - Z2017-0003**

This is a proposed amendment to Chapter 17.08.150 – Swimming Pools of the Rocklin Municipal Code to delete obsolete language and incorporate revisions needed to reflect changes to the California Building Code.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin and would be effective City-wide.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance of the City Council of the City of Rocklin to Modify Section 17.08.150 of the Rocklin Municipal Code Relating to Swimming Pools (Swimming Pools Coverage And Enclosures / ZOA2017-0003)

NON PUBLIC HEARINGS

8. **Informational Items and Presentations**
9. **Reports and Discussion Items from Planning Commissioners**
10. **Reports from City Staff**
11. **Adjournment**

CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING

April 18, 2017
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was led by Commissioner McKenzie.
3. Roll Call

Chairman Sloan, *Excused*
Vice Chairman Martinez
Commissioner McKenzie
Commissioner Whitmore
Commissioner Vass

Others Present:

Steven Rudolph, City Attorney
Bret Finning, Planning Services Manager
Nathan Anderson, Associate Planner
Laura Webster, Director Office of Long Range Planning
Dave Palmer, City Engineer
David Mohlenbrok, Environmental Services Operations Manager
Marc Mondell, Director of Economic & Community Development
Terry Stemple, Planning Commission Secretary

About 18 others

4. Minutes
 - a. March 21, 2017 Minutes were approved as submitted.
 - b. April 4, 2017 Minutes were approved as submitted.
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items – None
7. Introduction of Steven Rudolph, City Attorney

CONSENT ITEMS

8. None

SPECIAL PRESENTATION

9. Rocklin Adventure at Quarry Park

Presentation was made by Dave Busch

PUBLIC HEARINGS**10. ROCKLIN ADVENTURE AT QUARRY PARK
CONDITIONAL USE PERMIT, U2017-0001**

The project is a request for a Conditional Use Permit to establish operational conditions for a family adventure destination within and adjacent to the City's existing Quinn Quarry Park. The facility would be City-owned, but would be run by a private entity. The project also includes a restaurant/small retail store and an approximately 200-space parking lot to accommodate the various uses. The subject site is located on the southeast side of Pacific Street, between Rocklin Road and Ruhkala Road, in the City of Rocklin. The Assessor's Parcel Numbers are APNs 010-170-001, -028, 010-230-004, -005 and a portion of 010-230-003.

The property is zoned a combination Planned Development – Commercial (PD-C-4) and Planned Development – Public Quasi-Public. The General Plan designation is a combination of Mixed Use (MU) and Medium Density Residential.

The applicant is Legacy Family Adventures – Rocklin LLC. The property owner is the City of Rocklin.

Nathan Anderson, Associate Planner presented the staff report.

The Commission had questions for staff regarding:

- Parking area
- Operation and parking during other Quarry Park events
- CEQA document analysis of parking, noise, traffic
- Estimated average daily use of facility
- Frequency of special events at Rocklin Adventures
- Noise analysis consideration of screaming and other noise sources
- School events and field trips
- Bus parking
- Admission and no charge areas
- Construction time frame
- Complaints from concerts in the park
- Noise exceeding limits and staff's ability to address the issue
- Condition #8 – Notification to residents about special events

The applicant, David Busch, Legacy Family Adventures, addressed the Commission, answering most of the questions for staff.

The hearing was opened to the public for comment.

1. Dr. Tamsen Taylor, Sunset Whitney Veterinary Hospital, stated she is concerned about parking

2. Royce Ann Burks, Rocklin, expressed concerns regarding noise and the closing time of the park. She suggested that closing at 9pm would be more acceptable. Also concerned about water runoff with the parking lots and possible fencing to keep people from wandering into the residential area.
3. Diane, Rocklin, is concerned about noise after 9pm
4. Craig Miller, Lost Avenue stated he is concerned about parking on residential streets, noise, smoking and alcohol use.

There being no further comments, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Martinez addressed the issue of noise and stated that there is a CEQA analysis in place and if and when there are issues, the citizens should contact the City.

The commissioners asked staff and the applicant to address the concerns from the citizens:

- Hours of Operation - Ability for staff to change the hours of operation
- Parking lot safety – there will be a formal parking management plan
- Parking lot water issues – Dave Palmer, City Engineer explained that the design of the parking lot will keep water from flowing into the residential properties
- Water accumulation in the pit – does it stay or get pumped out
- Fencing between residential and the adventure park – Public Services has been instructed to install fencing
- Alcohol and smoking – David Busch stated that it will only be beer and wine and will have a designated area that allows it
- Rules for existing City parking lots

Commissioner Whitmore stated that this is a unique opportunity for the City. He would like some language added regarding the hours of operation. He would like to see that the actual design of the park will be designed to help mitigate noise, such as the location of the buildings and landscaping. He is supportive of the project.

Commissioner McKenzie thanked the neighbors for coming out and stated he supports the project.

Commissioner Vass echoed the other Commissioner’s comments and supports the project.

Commissioner Martinez stated that it is an exciting project. He would like language added regarding the hours of operation condition, a parking management plan, and the design or fencing to address and mitigate noise. He supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City Of Rocklin Recommending Approval of A Mitigated Negative Declaration of Environmental Impacts (Rocklin Adventure At Quarry Park / U2017-0001) was approved by the following vote:

AYES: McKenzie, Vass, Whitmore, Martinez
 NOES: None
 ABSENT: Sloan
 ABSTAIN: None

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Recommending Approval of A Conditional Use Permit (Rocklin Adventure At Quarry Park / U2017-0001) was approved by the following vote: with the following amendments

AYES: McKenzie, Vass, Whitmore, Martinez
 NOES: None
 ABSENT: Sloan
 ABSTAIN: None

At 8:02pm, Commissioner Martinez called for a 5 minute break. The meeting reconvened at 8:07p.m.

11. ROCKLIN GATEWAY

- DESIGN REVIEW, DR2016-0010**
- GENERAL DEVELOPMENT PLAN, PDG2016-0005**
- REZONE, Z2017-0003**
- DEVELOPMENT AGREEMENT, DA2017-0001**
- OAK TREE PRESERVATION PLAN PERMIT, TRE-2017-0001**

This application is a request for approval of the following entitlements to allow development of approximately 7 gross acres into a 204-unit multiple-family apartment project at a density of approximately 32.7 units per acre:

- A Design Review to approve the site design, architecture, and landscaping for a multi-family development.
- A General Development Plan to rescind the existing General Development, Ordinance 930, and establish a new Rocklin Gateway General Development Plan.
- A Rezone to change the property zoning to Planned Development Residential – 33 dwellings per acre (PD-33).
- An Oak Tree Preservation Permit to allow the removal of approximately 21 oak trees.
- Amend the ZL Rocklin Development Agreement to reflect the revised project design.

The subject site is located at the northeastern corner of Midas Avenue & Pacific Street. APNs 010-010-016, -017, -028, -029 & 010-040-040. The property is zoned Planned Development – Mixed Use (PD-MU). The General Plan designation is Mixed Use (MU).

The applicant is Daniel Nethercott with Catalyst Rocklin, LLC. The property owner is ZL Rocklin, LLC.

Nathan Anderson, Associate Planner presented the staff report.

The Commission had questions for staff regarding:

- Traffic stacking during peak hours
- Clarification on the landscape median blue memo
- Tandem parking stalls
- Covered parking requirements
- Was previous approved project low income
- How does the affordable housing component affect the parking requirements of the non-affordable units
- Wall between railroad tracks and the project
- Offsite parking at City lot

The applicant, Dan Nethercott, addressed the Commission, thanked staff for working with them on this project and stated that their entire design team was available to answer questions.

The Commission had questions for the applicant regarding:

- Parking management program
- Tandem parking space use
 - Has it been used before
 - What is the use pattern
- Design and architecture lack of articulation and interest
- Fiscal implications of panelized system
- Parking spaces being sold to residents
- Number of employees taking up parking spaces

The hearing was opened to the public for comment. There being none, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Whitmore stated he is okay with parking and traffic, but has concerns with the design review. He is not sure about the panelized system for this corner. He feels the corner should and needs to be magic. He doesn't support the design review.

Commissioner Vass likes the look of the complex. She has issues with the parking and fairness of how the spaces are slotted as well as charging the low income units for them.

Commissioner McKenzie is okay with the stacking and parking. He suggested putting a condition on the tandem spaces for no storage or recreational vehicles. He supports staff's findings and supports the project.

Commissioner Martinez stated that this project is outside of the Commission's comfort zone, something they are not used to. He suggested possibly painting the buildings a different color. Also would like to see the corner feature structure improved.

Commissioner Vass stated again that she has a hard time with the parking.

Commissioner Whitmore stated he doesn't want to settle. He is not supportive.

Commissioner Martinez suggested maybe altering the setbacks would help.

The commission had questions for the applicant regarding:

1. Intended use of the corner feature – general public use
2. Monument sign

Commissioner Vass stated she would be comfortable recommending to Council with the use of the City parking lot and allowing overnight parking. She stated that, due to the project's reduced parking standard, there would be an urgency to develop the proposed City parking lot on the south side of Midas Avenue as quickly as possible if the project were to be approved.

Commissioner Whitmore stated that he also had considerable concerns regarding the corner feature. He said that the feature does not match the intent of the corner to provide for a gateway feature and requested that, if the

project were to be approved by the Council, this element be required come back to the Commission for approval. The Commission concurred with this request and requested that staff amend the conditions of approval to reflect this change.

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (Rocklin Gateway / DR2016-0010, PDG2016-0005 and TRE2017-0001) was approved by the following vote:

AYES: McKenzie, Martinez, Vass, Whitmore
NOES: None
ABSENT: Sloan
ABSTAIN: None

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Establishing the Rocklin Gateway General Development Plan and Rezoning an Area From General Development Plan – Mixed Use (PD-MU) to Planned Development Residential – 33 Dwellings Per Acre (PD-33) (Rocklin Gateway / PDG2016-0005 and Z2017-0003) was approved as amended by the following vote:

AYES: McKenzie, Martinez, Vass, Whitmore
NOES: None
ABSENT: Sloan
ABSTAIN: None

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Approving an Amended and Restated Development Agreement By and Between the City of Rocklin; ZL Rocklin, LLC; and Catalyst Housing Group, LLC, Relative to the Development Known as the Rocklin Gateway Project (Rocklin Gateway / DA2017-0001) was approved by the following vote:

AYES: McKenzie, Martinez, Vass, Whitmore
NOES: None
ABSENT: Sloan
ABSTAIN: None

Commissioner McKenzie made a motion to approve the Design Review and Oak Tree Preservation Plan Permit resolution as proposed by staff. The motion died for lack of a second.

On an alternate motion by Commissioner Martinez and seconded by Commissioner McKenzie, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Design Review and Oak Tree Preservation Plan Permit (Rocklin Gateway / DR2016-0005 and TRE2017-0001) with a condition that the applicant come back before the Planning Commission with a revised corner element, was approved as amended by the following vote:

AYES: Martinez, McKenzie, Vass
NOES: Whitmore
ABSENT: Sloan
ABSTAIN: None

NON PUBLIC HEARINGS

12. Informational Items and Presentations - None

13. Reports and Discussion Items from Planning Commissioners - None

14. Reports from City Staff

- Commissioner McKenzie will be absent on May 2nd, 2017

15. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 10:03 p.m.

Respectfully submitted,

Terry Stemple
Assistant City Clerk

*Approved at the regularly scheduled
Meeting of _____, 2017*

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**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**May 2, 2017
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was led by Commissioner Martinez.
3. Roll Call

Chairman Sloan
Vice Chairman Martinez
Commissioner McKenzie, *Excused*
Commissioner Whitmore
Commissioner Vass

Others Present:

DeeAnne Gillick, Deputy City Attorney
Bret Finning, Planning Services Manager
Nathan Anderson, Associate Planner
Marc Mondell, Director of Economic & Community Development
Terry Stemple, Planning Commission Secretary

About 1 other

4. Minutes – None
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items – None

CONSENT ITEMS

None

PUBLIC HEARINGS

7. ROCKLIN MUNICIPAL CODE DESIGN REVIEW MODIFICATIONS

This is a proposed amendment to Chapter 17.72 – Design Review of the Rocklin Municipal Code to incorporate revisions needed to reflect the recent changes to the Citywide Design Review Criteria including the creation of Architectural Guidelines for four specific Districts within the City (i.e., Granite, Quarry, University and College)

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is

exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin and would be effective City-wide.

Nathan Anderson, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Reason why items shown on page 8 of the agenda packet are not subject to Design Review
2. What the authority is of the Architectural Review Committee outside of the Architectural Districts

The hearing was opened to the public for comment. There being none, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Martinez stated he supports the amendment and made a motion to approve.

On a motion by Commissioner Martinez and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance of the City Council of the City of Rocklin to Modify Chapter 17.72 of the Rocklin Municipal Code Regarding Requirements for Design Reviews (ZOA2017-0002) was approved including the changes outlined in the blue memo, by the following vote:

AYES: Martinez, Whitmore, Vass, Sloan
 NOES: None
 ABSENT: McKenzie
 ABSTAIN: None

NON PUBLIC HEARINGS

8. **Informational Items and Presentations - None**
9. **Reports and Discussion Items from Planning Commissioners - None**
10. **Reports from City Staff**
 1. May 16, 2017 meeting cancelled – no items scheduled
 2. Brief update on Rocklin Adventures at Quarry Park by Marc Mondell
11. **Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 6:38 p.m.

Respectfully submitted,

Terry Stemple
Assistant City Clerk

Approved at the regularly scheduled Meeting of





City of Rocklin Economic and Community Development Department

Planning Commission

Staff Report

Swimming Pool Requirements Modifications

ZONING ORDINANCE TEXT AMENDMENT, ZOA2017-0003

June 6, 2017

Recommendation

Staff recommends Planning Commission approval of the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN TO MODIFY SECTION 17.08.150 OF THE ROCKLIN MUNICIPAL CODE RELATING TO SWIMMING POOLS (Swimming Pools Coverage and Enclosures / ZOA2017-0003)

The Planning Commission's action is a recommendation to the City Council.

Proposal/Application Request

The proposed Amendment would modify section 17.08.150, Swimming Pools, to remove obsolete language that limits swimming pools occupying more than 40% of a required rear yard of a multiple dwelling or dwelling group and to modify the enclosure requirements to allow greater flexibility in how to comply with the pool enclosure requirements of the California Building Code.

Proponent

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin.

Location

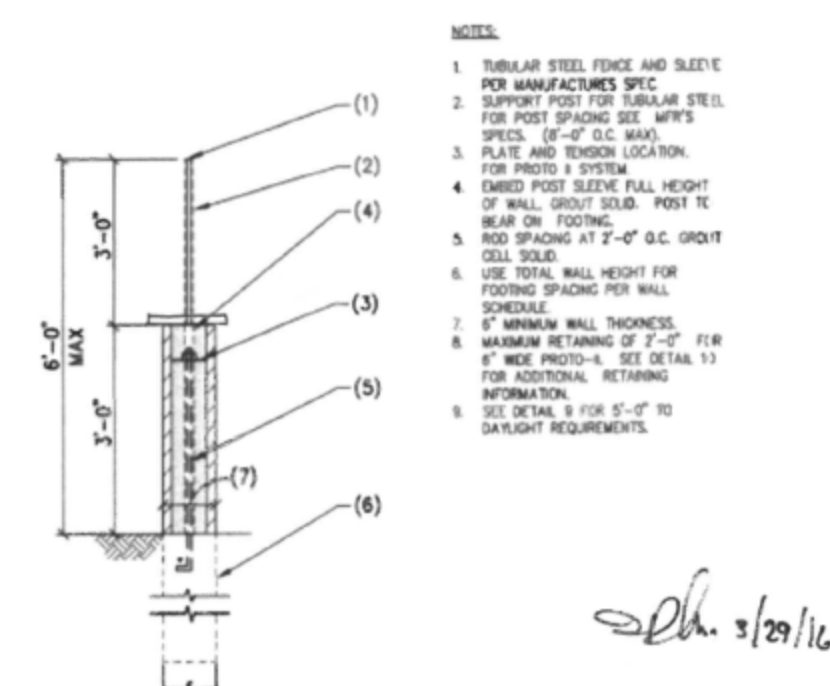
The proposed Zoning Ordinance Amendment would apply Citywide.

Planning Commission Staff Report
 Re: Swimming Pools Zoning Ordinance Amendment
 June 6, 2017
 Page 2

Background

On May 9, 2017, the City Council by minute action authorized Staff to process a proposed ordinance amendment.

Earlier this year, an issue was brought to staff’s attention regarding problems with the use of existing composite walls (e.g. concrete block topped with tubular steel) within Whitey Ranch to meet the pool enclosure requirements of the California Building Code (CBC). It has been found by staff, that in some instances, a foothold exists at the transition point between the concrete block and tubular steel which if below 45 inches above grade is in violation of the CBC.



Analysis

The existing ordinance language requires the use of fencing alone to comply with CBC pool enclosure requirements; in some instances this could require expensive and aesthetically unappealing modifications to existing walls and fences. The proposed amendment would allow homeowners to utilize several alternative and less intrusive methods, in conjunction with the existing fence, to achieve compliance with the minimum CBC enclosure requirements.

The proposed ordinance amendment is the most efficient and expedient means to resolve the identified issue.

Planning Commission Staff Report
Re: Swimming Pools Zoning Ordinance Amendment
June 6, 2017
Page 3

Staff also proposes that existing but obsolete language in this Chapter which states that “no pool shall occupy over forty percent of the required rear yard of any multiple dwelling or dwelling group” be deleted. This language, originally adopted in 1977, applies to multi-family developments and is not readily applicable to today’s multi-family developments. Further, this standard is better and more flexibly addressed as a part of the design review process which did not exist in 1977. As such, staff is using this opportunity to recommend removal of this language.

In Attachment 1 the proposed revisions to RMC Section 17.08.150 are provided in ~~strike~~/add format, with proposed deletions shown with ~~strikeout~~ and additions shown with an underline.

Environmental Determination

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.”

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), and 15378 of the State CEQA Guidelines.

Recommendation

Staff recommends that the Planning Commission recommend to the Rocklin City Council approval of the proposed amendments of the RMC Section 17.08.150 Swimming Pools.

Attachments

- 1) Proposed Amendments to the Rocklin Municipal Code Chapter 17.08.150

Prepared by Dara Dungworth, Senior Planner

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Proposed Amendments to the Rocklin Municipal Code

Note: All proposed modifications to the Municipal Code are included in ~~strike~~/add format, with proposed deletions shown with ~~strikeout~~ and additions shown with an underline.

Chapter 17.08 – USE REGULATIONS GENERALLY

Section:

17.08.050 – Swimming pools.

- A. Swimming pools in residential zones shall not encroach into required front yard setbacks or street side yard setbacks. There shall be a rear yard setback of at least three feet, and interior side yard setbacks shall be a minimum of three feet on one side and a minimum of five feet on the opposite side.
- B. Filter and heating systems for swimming pools shall not be located closer than three feet from any property line.
- C. ~~No pool shall occupy over forty percent of the required rear yard of any multiple dwelling or dwelling group.~~ Coverage by a swimming pool shall not be considered in measuring maximum lot coverage.
- D. Any swimming pool, either in ground or above ground, shall be surrounded by a fence or wall ~~not less than five feet in height~~ complying with Section 3109.4.4.3 of the California Building Code (CBC). Exception: an existing fence with protrusions, cavities or other physical characteristics that could serve as handholds or footholds, but otherwise complies fully with CBC 3109.4.4, will be deemed to comply when one of four secondary drowning prevention safety features are installed in accordance with CBC 3109.4.4.2, option 2, 3, 6, or 7. The residence shall be equipped with exit alarms on those doors providing direct access to the pool and any ~~Any~~ gates in such fence or wall shall be self-closing, self-latching, and swing away from the pool. The fence or wall must be installed before water is placed in the pool and must comply with all other applicable provisions of this section and Chapter 17.76.

RESOLUTION NO. PC-2017-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
ROCKLIN TO MODIFY SECTION 17.08.150 OF THE ROCKLIN MUNICIPAL CODE RELATING
TO SWIMMING POOLS(Swimming Pools Coverage and Enclosures / ZOA2017-0003)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. The proposed Zoning Ordinance Amendment would modify Sections 17.08.150 (C) and (D) to remove obsolete language related to swimming pool rear yard coverage and to revise swimming pool enclosure language to ensure that residents are in compliance with California Building Codes.

B. The proposed amendments to the Rocklin Municipal Code are not “projects” under CEQA, and are therefore exempt under sections 15060(c)(2) and (3), 15061(b)(3), and 15378 of the State CEQA Guidelines.

C. The proposed Zoning Ordinance Amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed amendments to the Rocklin Municipal Code are not likely to create serious health problems or create nuisances on or near affected properties.

E. The Planning Commission has considered the effect of the proposed general development plan and zoning 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 Planning Commission of the City of Rocklin hereby recommends approval of the Ordinance attached hereto as Exhibit A and incorporated by reference herein.

PASSED AND ADOPTED this 6th day of June, 2017, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

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EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN TO MODIFY SECTION 17.08.150 OF THE ROCKLIN MUNICIPAL CODE RELATING TO SWIMMING POOLS

(Swimming Pools Coverage and Enclosures / ZOA2017-0003)

The City Council of the City of Rocklin does ordain as follows:

Section 1. Findings.

A. The proposed Zoning Ordinance Amendment would modify Sections 17.08.150 (C) and (D) to remove obsolete language related to swimming pool rear yard coverage and to revise enclosure language to ensure that residents are in compliance with California Building Codes.

B. The proposed general development plan and zoning are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

C. The proposed amendments to the Rocklin Municipal Code are not likely to create serious health problems or create nuisances on or near affected properties.

D. The City Council has considered the effect of the proposed general development plan and zoning 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. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Environmental. The proposed amendments to the Rocklin Municipal Code are not "projects" under CEQA, and are therefore exempt under sections 15060(c)(2) and (3), 15061(b)(3), and 15378 of the State CEQA Guidelines.

Section 4. Amendment of Chapter. *Section 17.08.150* shall be amended to read as follows:

17.08.150 – Swimming pools.

A. Swimming pools in residential zones shall not encroach into required front yard setbacks or street side yard setbacks. There shall be a rear yard setback of at

- least three feet, and interior side yard setbacks shall be a minimum of three feet on one side and a minimum of five feet on the opposite side.
- B. Filter and heating systems for swimming pools shall not be located closer than three feet from any property line.
 - C. Coverage by a swimming pool shall not be considered in measuring maximum lot coverage.
 - D. Any swimming pool, either in ground or above ground, shall be surrounded by a fence or wall complying with Section 3109.4.4.3 of the California Building Code (CBC). Exception: an existing fence with protrusions, cavities or other physical characteristics that could serve as handholds or footholds, but otherwise complies fully with CBC 3109.4.4, will be deemed to comply when one of four secondary drowning prevention safety features are installed in accordance with CBC 3109.4.4.2, option 2, 3, 6, or 7. The residence shall be equipped with exit alarms on those doors providing direct access to the pool and any gates in such fence or wall shall be self-closing, self-latching, and swing away from the pool. The fence or wall must be installed before water is placed in the pool and must comply with all other applicable provisions of this section and Chapter 17.76.

Section 5. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 6. Effective Date. 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 _____, 2017, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers
ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 2017, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Scott Yuill, Mayor

ATTEST:

Barbara Ivanusich, City Clerk

First Reading:
Second Reading:
Effective Date: