

*Superseded see ORD 1004*

ORDINANCE NO. 658

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A PREZONE TO PD-R AND A REZONE FROM R1-12.5 TO PD-R AND ADOPTING A GENERAL DEVELOPMENT PLAN (CROFTWOOD SUBDIVISION: PZ/Z-91-02 AND PDG-91-02)

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. An environmental impact report for this project has been certified.
- B. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-91-03) which would designate the site as Low Density Residential and Recreation-Conservation, and is made conditional on approval of GPA-91-03).
- 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 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.

Section 2. The City Council of the City of Rocklin hereby approves the pre-zoning and rezoning of the properties as shown on Exhibit A, attached hereto and incorporated by reference herein, to Development Residential (PD-R) and

adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein (subject to approval of GPA-91-03.)

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 August , 1991, by the following roll call vote:

AYES: Councilmembers: Hill, Lund, Huson, Mitchell

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: Dominguez

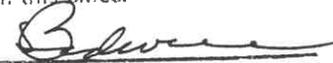
  
\_\_\_\_\_  
Mayor

ATTEST:

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

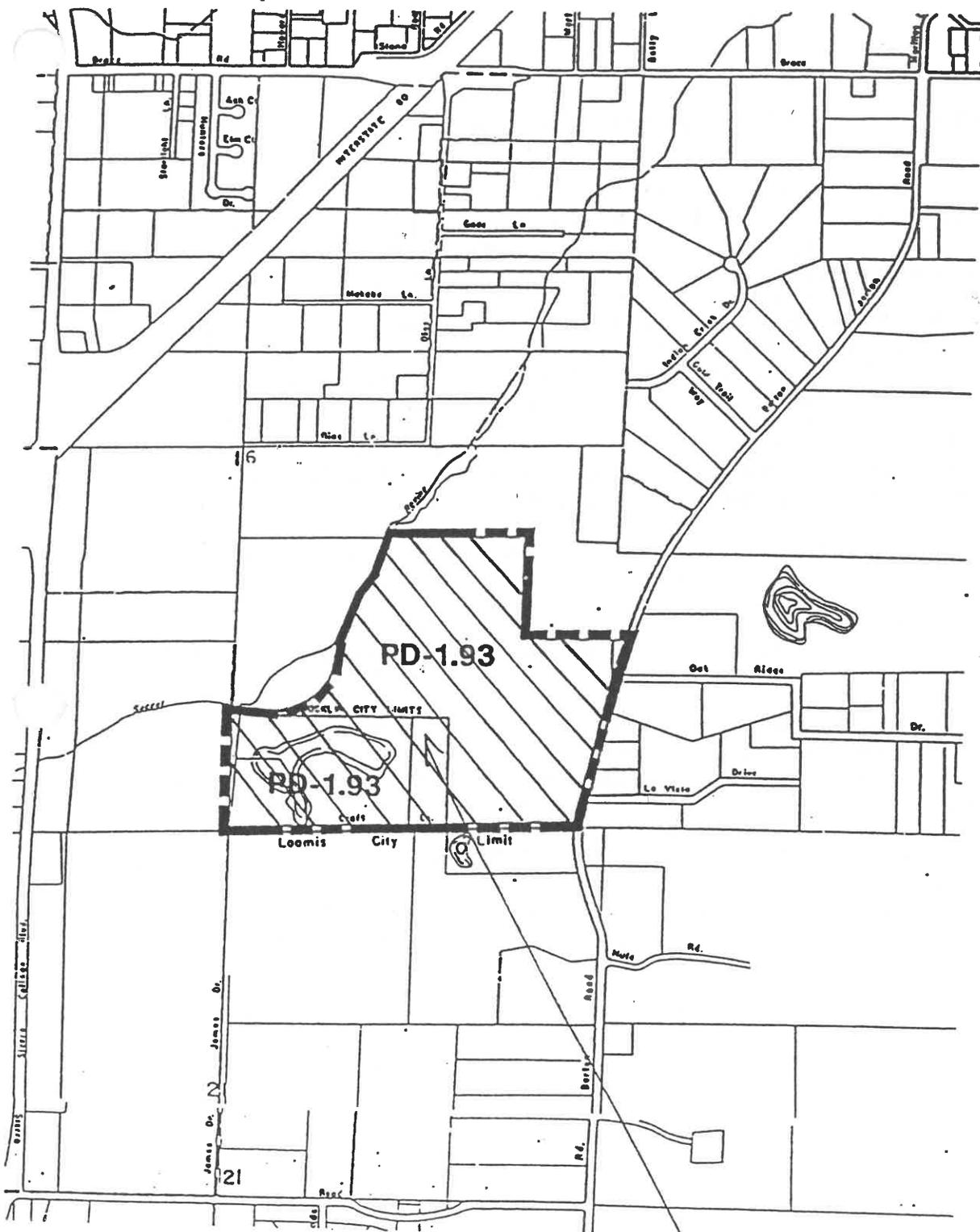
First Reading : 7-23-91  
Second Reading: 8-13-91  
Effective Date: 9-13-91

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

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

TAR:lls  
07159104

# PROPOSED ZONING



PD-1.93 PLANNED DEVELOPMENT-1.93 UNITS/ACRE

Proposed General Development Plan, Prezoning, and Rezoning to Establish PD-1.93 Zoning and R1-7.5 Development Standards

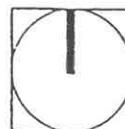


EXHIBIT B

CROFTWOOD SUBDIVISION  
GENERAL DEVELOPMENT PLAN

The purpose of the Croftwood Subdivision General Development Plan is to provide for the construction of a single family development while maintaining some of the natural amenities of the property. The plan regulates land uses and identifies the conceptual major circulation system. Development of the property is anticipated to occur in two phases. Except to the extent specific provisions of this plan supersede their application, all provisions of Title 17 (Zoning Ordinance) of the Rocklin Municipal Code shall apply to the property.

Development of the property shall be consistent with the General Development Plan, attached hereto as Exhibit 1 and is subject to the following conditions:

1. The overall density shall not exceed 1.93 dwelling units per acre.

2. Uses allowed and development standards for the property as identified on Exhibit 1 shall be those permitted in the R1-7.5 Zone of the R.M.C.

3. An open space and conservation easement (as described in Government Code section 51050) shall be recorded over the open space and wetlands conservation areas as a condition of subsequent development.

4. Prior to any development of the property the land owner shall cause the property to be annexed into the Rocklin Unified School District, provided, that if the land owner cannot cause the annexation, the land owner shall pay \$4,260 per single-family unit to the Loomis Union School District, or submit a mitigation plan acceptable to the Loomis Union School District, to finance the interim and permanent school facilities needed to serve the property.

TAR:11s  
07159106

# CROFTWOOD

## ZONING/GENERAL DEVELOPMENT PLAN EXHIBIT

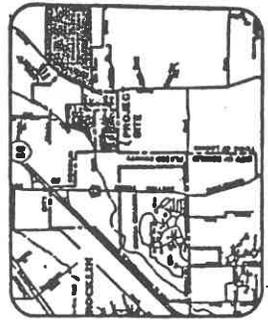
**APPLICANT**  
**THE CEAS COMPANY**  
 2000 ROCKWELL BLVD., SUITE 110  
 ROCKVILLE, CL. 94001  
 (916) 775-8978

**OWNER**  
**CROFTWOOD, A CALIFORNIA JOINT VENTURE**  
 2000 ROCKWELL BLVD., SUITE 110  
 ROCKVILLE, CL. 94001  
 (916) 775-8978

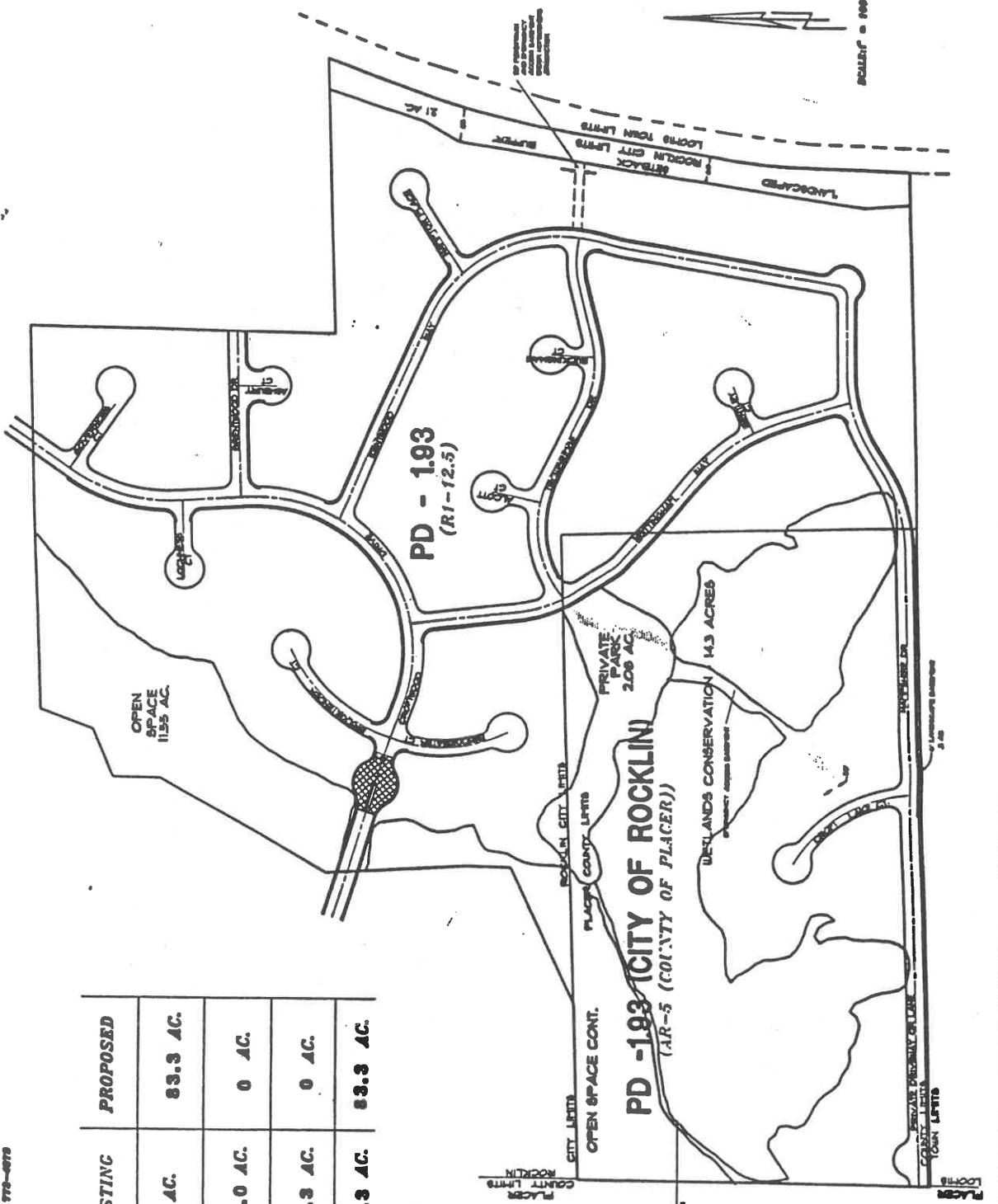
ZONING CLASSIFICATIONS	EXISTING	PROPOSED
PD-1.93 (CITY OF ROCKLIN)	0 AC.	83.3 AC.
AR-5 (COUNTY OF PLACER)	28.0 AC.	0 AC.
R1-12.5 (CITY OF ROCKLIN)	55.3 AC.	0 AC.
<b>TOTAL</b>	<b>83.3 AC.</b>	<b>83.3 AC.</b>

\* PROPOSED FOR ANNEXATION TO THE CITY OF ROCKLIN

### PROPOSED ZONING (EXISTING ZONING)



VICINITY MAP



ORDINANCE NO. 1004

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
APPROVING A GENERAL DEVELOPMENT PLAN AMENDMENT TO CHANGE CERTAIN  
DEVELOPMENT STANDARDS WITHIN THE PD-1.93 ZONE OF THE  
CROFTWOOD SUBDIVISION GENERAL DEVELOPMENT PLAN

(Croftwood Subdivision / PDG-91-02A)

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 general development plan amendment of an approximately 83-acre site generally located east of Sierra College Boulevard along Lakepointe Drive (APNs 453-010-001—31, 453-020-001—020, and 045-053-042) would amend certain development standards including front setbacks and maximum lot coverage in the PD-1.93 zone for the Croftwood Subdivision.

B. A Notice of Exemption has been approved for this project via City Council Resolution No. 2013-241.

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 setback standards will encourage a greater variety of offsets as home plans with different features are developed and located on lots.

E. The proposed lot coverage standards will allow the applicant to respond to the demand for single story homes with large square footage and will allow the integration of more single story product into the subdivision.

F. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

G. The area is physically suited to the uses authorized in the proposed general development plan amendment.

H. The proposed general development plan amendment is compatible with the land uses existing and permitted on the properties in the vicinity.

I. The land uses, and their density and intensity, allowed in the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

J. The City Council 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 of the City of Rocklin hereby approves the general development plan amendment for Croftwood Subdivision (PDG-91-02A) as shown on Exhibits A and B, attached hereto 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.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on December 10, 2013, by the following vote:

AYES:	Councilmembers:	Magnuson, Janda, Butler, Ruslin, Yuill
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 January 14, 2014, by the following vote:

<b>AYES:</b>	<b>Councilmembers:</b>	<b>Magnuson, Butler, Janda, Ruslin, Yuill</b>
<b>NOES:</b>	<b>Councilmembers:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Councilmembers:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>Councilmembers:</b>	<b>None</b>



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**Scott Yuill, Mayor**

**ATTEST:**



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**Barbara Ivanusich, City Clerk**

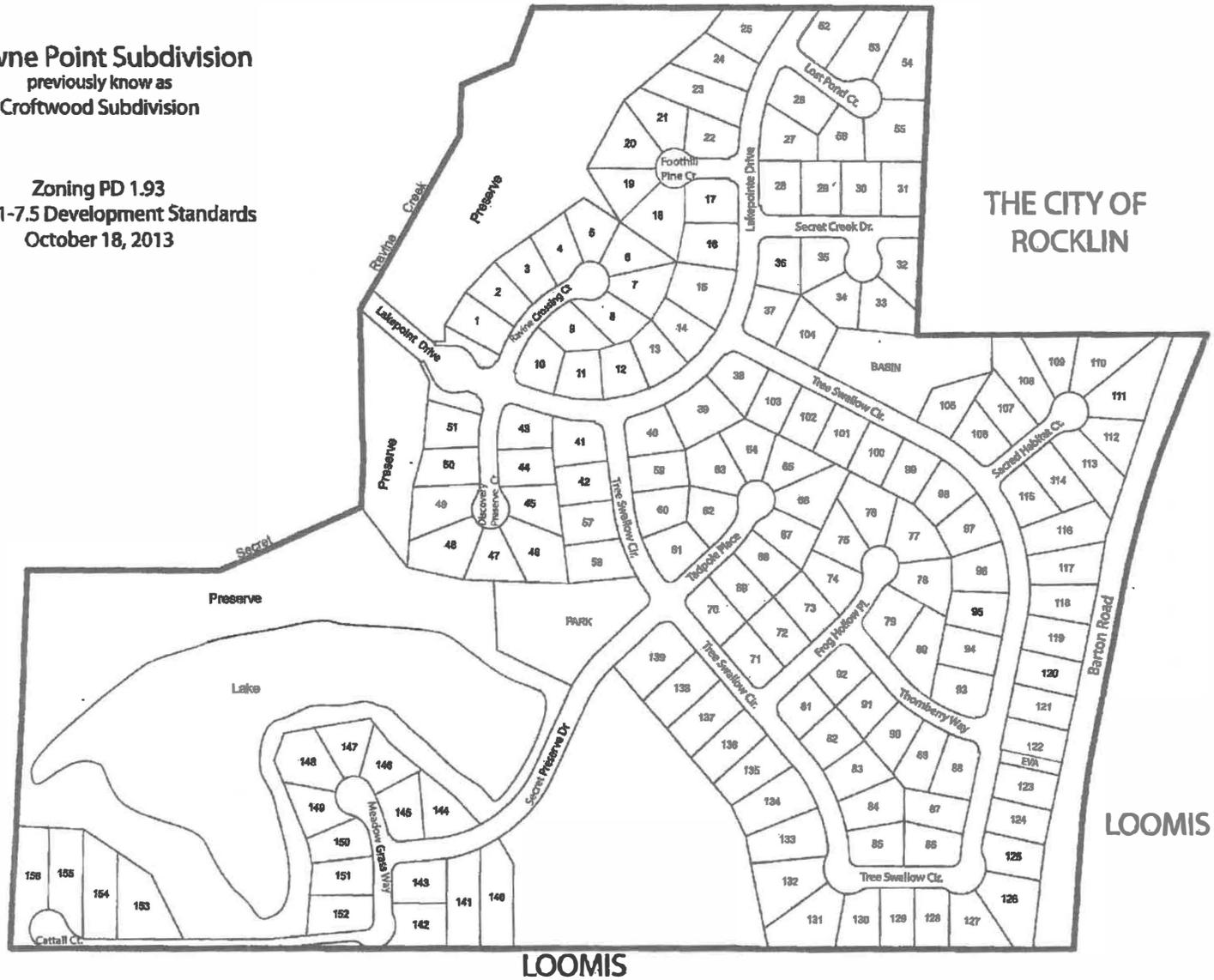
<b>First Reading:</b>	<b>12/10/13</b>
<b>Second Reading:</b>	<b>1/14/14</b>
<b>Effective Date:</b>	<b>2/14/14</b>

**EXHIBIT A**

*Map of Existing and Proposed General Development Plan / Zoning*

**Crowne Point Subdivision**  
previously know as  
**Croftwood Subdivision**

**Zoning PD 1.93**  
with R1-7.5 Development Standards  
October 18, 2013



## EXHIBIT B

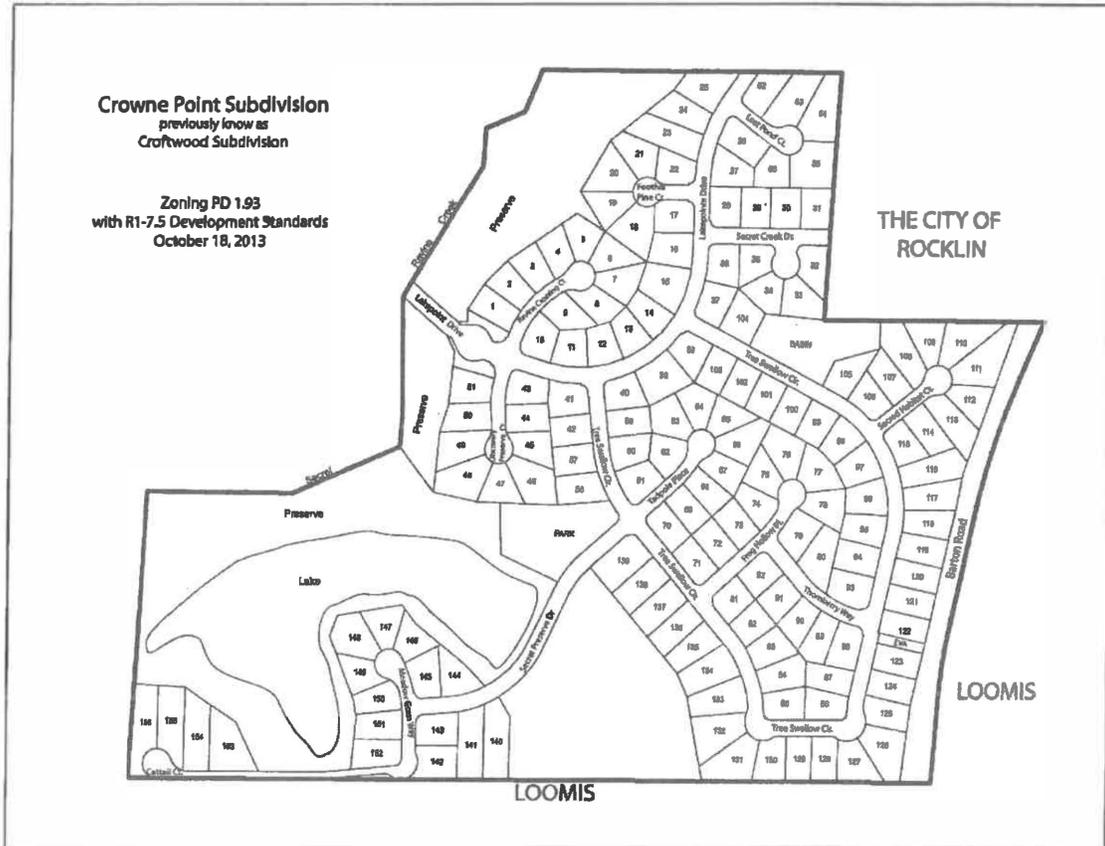
### Ordinance No. 1004 Croftwood General Development Plan (Amending Ordinance 658)

#### PURPOSE

The Croftwood Subdivision project area is located east of Sierra College Boulevard along Lakepointe Drive.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding area is addressed by establishing design standards deemed to be compatible or potentially compatible with surrounding development.

#### 1. MAP



## 2. INTERPRETATION

All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

## 3. ALLOWED USES

### A. Permitted Uses – The following uses are permitted in the PD-1.93 zone:

- i) Single family dwelling
- ii) Accessory structures and uses (subject to regulations in Zoning Ordinance Chapter 17.08.090 and 17.08.100)
- iii) Schools, public elementary and secondary
- iv) Secondary residential units

### B. Conditional Uses – The following uses are permitted in the PD-1.93 zone subject to the issuance of a conditional use permit:

- i) Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops
- ii) Churches, parks, playgrounds
- iii) Community care facilities, day care center, or residential facilities
- iv) Mobile home parks
- v) Schools, private elementary and secondary

## 4. RESIDENTIAL DEVELOPMENT STANDARDS

### A. Setbacks

- i) The front yard setback shall be a minimum of 23 feet. There shall be a noticeable variation of front setbacks such that no two adjacent houses shall have the same front setback. Staff will generally interpret this standard to provide a 2 foot offset between houses. The front setback variation is not required on cul-de-sac lots which appear to have adequate front setback variation due to the road curvature.
- ii) The interior side setback shall be a minimum of 7.5 feet.
- iii) The side street setback shall be a minimum of 10 feet.
- iv) The rear yard setback shall be a minimum of 25 feet.

**B. Lot Coverage**

The maximum lot coverage by all structures shall not exceed:

- i) Forty (40) percent of the lot area for a lot on which a single-story home is built.
- ii) Thirty-five (35) percent of the lot area for a lot on which a two-story home is built.

**C. Lot Width**

The minimum lot width in the R1-7.5 zone shall be as follows:

- i) Corner lot: eighty (80) feet
- ii) Interior lot: seventy-five (75) feet

**D. Building Height**

The maximum building height shall be:

- i) Thirty (30) feet for primary buildings and two stories.
- ii) Fourteen (14) feet for accessory buildings and one story.

**E. Off-street Parking**

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

**F. Minimum Lot Area**

The minimum lot area in the PD-1.93 zone shall be as follows:

- i) 7,500 square feet for interior lots
- ii) 8,000 square feet for corner lots