

ORDINANCE NO.

ORDINANCE OF THE CITY OF ROCKLIN ESTABLISHING THE QUARRY ROW GENERAL DEVELOPMENT PLAN AND REZONING AN AREA FROM RETAIL BUSINESS (C-2) TO PLANNED DEVELOPMENT 10.5 DWELLING UNITS PER ACRE (PD-10.5)

(Quarry Row Subdivision/ PDG2016-0001 and Z2016-0001)

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

**Section 1. Findings.**

A. The proposed General Development Plan would approve a new Quarry Row General Development Plan on an approximately 7.4 acre site (APNs:045-031-001, 045-031-002, 045-031-003, 045-031-004, 045-031-005-510 and 045-031-047) to establish a Planned Development Residential – 10.5 dwellings per acre (PD-10.5) zone district consistent with the Medium High Density Residential (MHDR) General Plan designation for the property. The proposed General Development Plan would establish land uses and development criteria for the new PD-10.5 zoning district, and amend the City Zoning Map to reflect the new zoning, as indicated in Exhibits A and B.

B. The proposed General Development Plan and Rezone are consistent with the proposed General Plan Amendment (GPA2016-0001). The General Plan Amendment (GPA2016-0001) redesignated the land use on the project site from a combination of High Density Residential (HDR) and Mixed Use (MU) to Medium High Density Residential (MHDR), which allows for single-family residential uses at a density range of 8.5 to 15.4 dwellings per acre. The proposed General Development Plan establishes the Planned Development Residential – 10.5 dwelling units per acre (PD-10.5) zoning district, which is compatible with the MHDR General Plan designation. The proposed Rezone from Retail Business (C-2) to PD-10.5 is consistent with the allowed uses and density range of the MHDR General Plan designation.

C. The proposed General Development Plan and Rezone are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element. The project would facilitate development of 74 single-family residential units on an approximately 7.4 acre site which has remained primarily vacant and underutilized for decades. The construction of these residential units would increase housing availability. In addition, approximately 10 percent of the units would be set aside for low income buyers, thereby assisting to meet additional housing needs within the City and the region. All of this is consistent with the City's General Plan and Housing Element.

D. The land uses, and their density and intensity, allowed in the proposed General Development Plan and Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity. The proposed General Development Plan, which includes the proposed PD-10.5 zoning district, would allow for the construction of single-family homes. This is substantially compatible with neighboring single-family residential neighborhoods.

E. The City Council has considered the effect of the proposed General Development Plan and Rezone 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. General Plan Housing Element Policy 3.4 states that the City should work with developers requesting rezones converting a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. The project proposes to initially sell approximately 10 percent or greater of the units to a person or family earning 80 percent or less Area Median Income (AMI). The project will therefore benefit the City by helping it to meet its Regional Housing Needs Assessment (RHNA) obligations.

F. The area is physically suited to the uses authorized in the proposed general development plan and zoning. The project site is largely flat and is devoid of any wetlands or other environmental constraints. All utilities and other services are available and located within close proximity to the site.

G. The proposed General Development Plan and Rezone are compatible with the land uses existing and permitted on the properties in the vicinity. The C-2 zoning district is incompatible with the MHDR general plan designation. The proposed General Development Plan would establish the PD-10.5 zoning district and rezone the project site from C-2 to PD-10.5. The site is bordered on the east and south by single-family residential neighborhoods zoned R1-6, on the west by an existing mobile home park zoned C-3, and on the north by various nonresidential uses zoned PD-LI. The proposed General Development Plan and Rezone would increase the compatibility of the project site with the neighboring residential land use by allowing it to be developed with single-family homes rather than nonresidential uses allowed by the C-2 zoning district.

H. The Planning Commission recommended the general development plan and rezone for approval at its regular meeting of December 15, 2020 with a vote of 5-0.

I. The City Council of the City of Rocklin hereby amends the City Zoning Map to reflect the rezone depicted in Exhibit A, with all other areas of the City Zoning Map remaining unchanged, and hereby approves and adopts the Quarry Row General Development Plan as stated and depicted in Exhibit B.

**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.** An Environmental Impact Report prepared for this project has been certified via City Council Resolution No. [REDACTED].

**Section 4. 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 be declared invalid or unconstitutional.

**Section 5. Validity.** In order to comply with the requirements of Senate Bill 330, this ordinance shall not become effective until the approval and adoption of the separate application known as Rocklin Corporate Center, which includes a General Plan Amendment (GPA2020-0003), a General Development Plan Amendment (PDG2020-0001), and a Rezone (Z2020-0001), by the City Council of the City of Rocklin by resolution(s) and/or ordinance(s).

**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 \_\_\_\_\_, 20\_\_\_\_, 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 January 26, 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Jill Gayaldo, Mayor

ATTEST:

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Hope Ithurnburn, City Clerk

First Reading: January 26, 2021

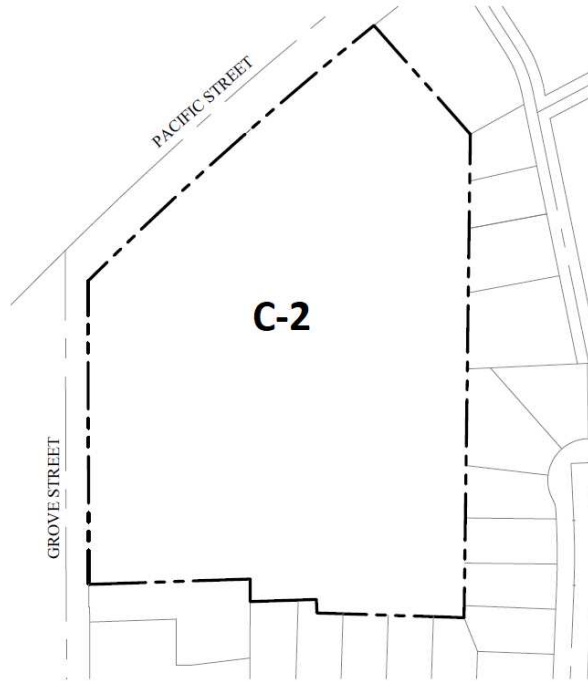
Second Reading:

Effective Date:

**EXHIBIT A**  
**Z2016-0001**

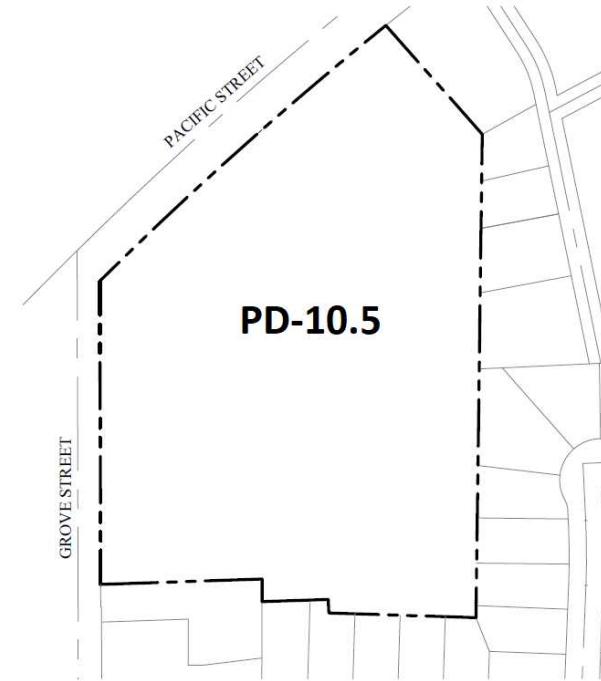
**QUARRY ROW**  
**REZONE EXHIBIT**  
**ROCKLIN, CALIFORNIA**

**AUGUST 2019**  
**SHEET 2 OF 2**



**EXISTING PARCELS AND ZONING**

7.4± Acres General Commercial (C-2)



**PROPOSED ZONING**

7.4± Acres Planned Development  
10.5 Dwelling Units per Acre (PD-10.5)

**LEGEND**

-  PROJECT BOUNDARY
-  ADJACENT EXISTING LOT LINES



100 0 50 100 200



SCALE: 1" = 100

## EXHIBIT B

### Ordinance **XXXX** QUARRY ROW GENERAL DEVELOPMENT PLAN

#### 1. PURPOSE.

The Quarry Row project area, located on the southeast corner of Pacific Street and Grove Street, is an infill medium high density, single-family residential project. The General Development Plan is intended to establish development standards, permitted, conditionally permitted, and prohibited land uses, and encourage a creative and flexible approach to the development of the approximately 7.4-acre property in a manner that integrates development with the site and surrounding development.

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

#### 2. ZONE BOUNDARIES / MAP.



### **3. RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.**

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

### **4. ZONING DISTRICT.**

The following zoning district is designated in the Quarry Row General Development Plan:

**PD-10.5** Planned Development Residential – 10.5 dwellings per acre.

Purpose:

- A. Provide for land use patterns and medium high density residential development that integrate residential land uses with adjoining non-residential uses.
- B. Support development and redevelopment or revitalization of areas that are in decline or economically underutilized.
- C. Promote economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community.
- D. Provide and promote transit oriented development and intensified land uses at appropriate locations within the City of Rocklin.

### **5. USES APPLICABLE TO THE PD-10.5 ZONE.**

The following identifies “Permitted” uses within the PD-10.5 zoning district. Uses not listed are considered “Prohibited”, unless determined to be substantially compliant by the Community Development Director.

#### Permitted Uses

- A. Single-family residential
- B. Accessory buildings subject to regulations in RMC Chapter 17.08.
- C. Accessory uses subject to regulations in RMC Chapter 17.08.

**6. DEVELOPMENT STANDARDS.**

<b>Lot Dimensions</b>	
Minimum Width	25 feet
Minimum Depth	70 feet
Minimum Area	2,000 square feet
<b>Setbacks</b>	
Front*	8 feet from paseo; 10 feet from street
Rear	4 feet
Side – interior	3 feet
Side – to alley	5 feet
Side – to street	10 feet
Side – project perimeter**	15 feet
<b>Height</b>	
Primary Structure	30 feet
Accessory Structure	14 feet
<b>Lot Coverage</b>	
Maximum	70%
<b>Parking Spaces</b>	2 spaces per home (garage)
<b>Driveway Length</b>	Less than 5 feet or greater than 18 feet.

\*Applies to main building. Front porch (open on two or more sides) may extend 3 feet into front setback.

\*\*Applies to lots abutting existing residential development (lots 1, 4, 5, 10, 11, 16, 20, 21, 26, 27 and 29). A 9-foot setback at the primary structures northeastern corner is permitted on Lot 1, due to the irregular parcel shape, any subsequent additions of habitable space shall comply with a 15 foot setback.

Patio covers (structures attached to the house and open on three sides) may encroach into the 15 foot setback up to 10 feet.

**7. AFFORDABILITY REQUIREMENT**

- A. Future projects in this zone would be required to initially sell approximately ten (10) percent or greater of the units to a person or family earning (80% or Less AMI) and at a price affordable to said persons as calculated by the City. Both the actual sales price and income eligibility of the buyers to be verified by the City.
- B. The contract or deed restriction over the affordable properties to run with the land and obligate the buyer(s) of each of the affordable properties.



C. Subsequent to the original sale of each affordable unit by the developer to a qualified buyer further sales of each affordable property would be permitted at market rates provided any sale of one of the properties before five (5) years from the original sell date would entitle the City to 100% of any equity that is created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. A sale after five (5) years of ownership would entitle the City to 50% of the equity created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. Subsequent sales of each affordable unit beyond the original first resale by the original purchaser (or heir) would not trigger an equity share requirement with the City.