

ORDINANCE NO.

ORDINANCE OF THE CITY OF ROCKLIN
APPROVING A GENERAL DEVELOPMENT PLAN AMENDMENT TO AMEND THE STANFORD RANCH
GENERAL DEVELOPMENT PLAN TO ADD THE PLANNED DEVELOPMENT RESIDENTIAL 24
DWELLING UNITS PER ACRE MINIMUM (PD-24+) ZONING DISTRICT AND TO REZONE AN
APPROXIMATELY 11.6 ACRE SITE FROM PLANNED DEVELOPMENT INDUSTRIAL PARK (PD-IP) TO
PLANNED DEVELOPMENT RESIDENTIAL 24 DWELLING UNITS PER ACRE MINIMUM (PD-24+)

(Rocklin Corporate Center / PDG2020-0001; Z2020-0001)

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

Section 1. Findings.

A. The General Development Plan Amendment amends the Stanford Ranch General Development Plan to establish one new zoning designation; Planned Development Residential, 24 dwelling units per acre minimum (PD-24+) and would rezone an 11.6 acre site (APNs 017-281-014 and -015) to PD-24+, consistent with the High Density Residential General Plan designation for the property. The General Development Plan Amendment shall establish development standards for the new zoning district, and amend the City Zoning Map to reflect the new PD-24+ zoning of the site, as indicated in this ordinance and Exhibit A of this ordinance.

B. The General Development Plan Amendment and Rezone is consistent with the General Plan designations concurrently being proposed for the property and implements the policies of the City of Rocklin's General Plan, including the Housing Element by establishing specific land uses and development standards to facilitate the development of multi-family housing consistent with the density ranges of the proposed General Plan land use designation(s).

C. The land uses, and their density and intensity, allowed in the proposed Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity as they are similar to those applicable to the adjacent residential properties and include development standards to ensure that any project provides for adequate light and air. Additionally any project would have to comply with adopted Building and Fire Codes that are intended to ensure the safety of future residents.

D. The City Council considered the effect of the proposed General Development Plan Amendment 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. The project will provide land that can be developed to provide for additional housing thereby helping to address the critical housing shortage currently facing the State of California. Any project constructed on the site would be required to pay impact fees, mitigation fees, and / or participate in facilities financing districts to address the developments incremental impacts on the provision and financing of public services.

E. The area is physically suited to the uses authorized in the general development plan and rezoning as the site is generally flat and fronts on public streets and public utilities are readily available.

F. The General Development Plan Amendment and Rezone are compatible with the land uses existing and permitted on the properties in the vicinity as the development allowed would result in multi-family residential projects with similar land uses, densities and development standards to those existing on properties adjacent to the project site. Additionally the amended development standards provide for building setbacks, height standards, onsite parking, and other development standards that shall enhance compatibility between projects.

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

Section 2. **Amend.** Section III (Zoning Categories) of the Stanford Ranch General Development Plan Standards is hereby amended to include the following category, in addition to those categories already listed, with all other categories not expressly amended by this ordinance remaining unchanged:

PD-24+ Residential

Section 3. **Amend.** Section VIII (Residential Development Standards) of the Stanford Ranch General Development Plan Standards is hereby amended to include the following section H, with all other sections not expressly amended by this ordinance remaining unchanged:

H. PD-24+ Residential

Twenty-four (24) Dwelling Units Per Acre Minimum

Purpose: This district is intended for high density multi-family residential developments consisting of multiple-story apartments / townhouses / residential condominiums with a minimum density of 24 units per acre.

Permitted Uses

- A. Apartments, townhouses*, condominiums (for residential use, including cluster developments);
- B. Accessory buildings subject to regulations of the Rocklin Municipal Code (RMC);
- C. Accessory uses as regulated by the RMC;
- D. Duplexes, triplexes, subject to regulations of the RMC.

* Townhome projects set in a common area parcel with private streets where the minimum lot size requirements, lot coverage, and setbacks would apply to the

common area parcel(s) and not individual townhome lots only. Lot / block townhome projects where each lot accessed via a public street and / or alley would not be possible in this zone.

Development Standards

Table 2 – Proposed PD-24+ Development Standards

Minimum Lot Area	6,000 square feet (interior lots) 6,500 square feet (corner lots)
Minimum Lot Width	60 feet (interior lots) 65 feet (corner lots)
Building Setbacks	
Front Living/Porch	20 feet
Side Interior	10 feet
Side Street	15 feet
Rear	15 feet
Specified Streets	Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback.
Maximum Lot Coverage	60%
Maximum Building Height	
Principal	50 feet The maximum allowable height may be increased beyond 50 feet subject to justifications provided and accepted as part of a design review approval.
Accessory	14 feet
Dwelling Unit Minimum Area	Minimum square footage per dwelling shall be regulated by the RMC.
Off-Street Parking	Off-street parking shall be provided subject to regulations of the RMC

Section 4. Amend. The City Zoning Map is hereby amended to reflect the proposed zoning indicated in Exhibit A of this ordinance, with all other sections of the City Zoning Map remaining unchanged.

Section 5. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 6. Environmental. A Negative Declaration of Environmental Impacts prepared for this project has been approved via City Council Resolution No. 2021-18.

Section 7. 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 8. 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 January 26, 2021, by the following vote:

AYES:	Councilmembers:	Broadway, Gayaldo, Halldin, Janda, Patterson
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 February 9, 2021, by the following vote:

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

Jill Gayaldo, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

First Reading: 01/26/2021

Second Reading:

Effective Date:

EXHIBIT A

Rocklin Corporate Center Rezone (Z2020-0001)

