

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A GENERAL DEVELOPMENT PLAN AMENDMENT TO AMEND THE STANFORD RANCH GENERAL DEVELOPMENT PLAN TO ADD THE MIXED USE 24 DWELLING UNITS PER ACRE MINIMUM (MU-24+) ZONING DISTRICT AND TO REZONE ASSESSOR PARCEL NUMBERS 017-281-016 AND 017-284-015 FROM PLANNED DEVELOPMENT INDUSTRIAL PARK (PD-IP) TO MU-24+.

(West Oaks Regional Housing Needs Allocation (RHNA) Sites General Plan Amendment, General Development Plan Amendment, and Rezone (PDG2021-0004 AND Z2021-0003)

The City Council of the City of Rocklin does find, determine, and ordain as follows:

Section 1. Findings.

A. The proposed General Development Plan would amend the Stanford Ranch General Development Plan to establish one new zoning designation; Mixed Use 24 dwelling units per acre minimum (MU-24+) and would rezone a 6.55-acre site (Assessor's Parcel Number 017-281-016) and a 6.74-acre site (APN 017-284-015) to MU-24+, consistent with the Mixed-Use General Plan designation for the property. The proposed General Development Plan Amendment would establish development standards for the new zoning district, and amend the City Zoning Map to reflect the new MU-24+ zoning of the site, as indicated in Exhibits A and B, attached hereto and incorporated herein by this reference.

B. The proposed General Development Plan Amendment and Rezone are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

C. The land uses, and their density and intensity, allowed in the proposed General Development Plan Amendment and Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity.

D. The City Council has 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.

E. The area is physically suited to the uses authorized in the proposed general development plan and zoning.

F. The proposed General Development Plan Amendment and Rezone are compatible with the land uses existing and permitted on the properties in the vicinity.

G. The Planning Commission recommended the General Development Plan Amendment and Rezone for approval at its regular meeting of March 15, 2022 with a vote of 4-0 (one absence).

Section 2. **Action.** The City Council hereby approves of the amendments to the Stanford Ranch General Development Plan as provided in Exhibits A and B of this ordinance.

Section 3. **Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 4. **Environmental.** A Negative Declaration of Environmental Impacts prepared for this project has been approved via City Council Resolution No. 2022-81.

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 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 April 26, 2022, by the following vote:

AYES:	Councilmembers:	Halldin, Broadway, Gayaldo, 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 May 24, 2022, by the following vote:

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

Bill Halldin, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

First Reading: 04/26/2022
Second Reading: 05/24/2022
Effective Date:

EXHIBIT A
STANFORD RANCH GENERAL DEVELOPMENT PLAN AMENDMENTS

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:

MU24+ Residential

Section VIII (Residential Development Standards) of the Stanford Ranch General Development Plan Standards is hereby amended to include the following Section I, with all other sections remaining unchanged:

I. **MU-24+** Mixed Use

Twenty-four (24) Dwelling Units Per Acre Minimum

Purpose: This district is intended for mixed use developments consisting of high-density multi-family residential developments consisting of multiple-story apartments / townhouses / residential condominiums with a minimum density of 24 units per acre or non-residential uses consistent with uses allowed within the Planned Development Commercial (PD-C) Zoning District. Parcels zoned MU-24+ may be developed with all residential, all non-residential, or with a mix of residential and non-residential uses.

Uses

Commercial

Permitted and Conditionally Permitted Uses allowed for Commercial development are modeled on the Planned Development Commercial (PD-C) zone of the Stanford Ranch General Development Plan and would be as follows:

Permitted Commercial Uses

- a. Retail stores, indoor only, except that adult / sex-oriented businesses shall be regulated by Section 17.79.020 of the Rocklin Municipal Code.
- b. Personal Service Establishments, including but not limited to personal grooming, personal fitness and training, photo studio, tutoring, day spa, tailor, shoe repair, etc.
- c. Offices, including medical, dental, vision, and financial institutions.
- d. Small appliance and electronics repair services (sewing machines, tv, radio, computer, etc.).
- e. Restaurants, Coffee Shop, Restaurant -Bar combination.
- f. Indoor plant nursery / sales.
- g. Athletic and exercise facilities under 5,000 square feet.
- h. Self and / or full-service laundry, dry cleaner.

- i. Outdoor seating / dining subject to the following:
 - 1) Prior to establishing, enlarging, or modifying an outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, fencing, screening, and providing shade for patrons to the Community Development Director for review and approval.
 - 2) Decorative wrought iron fencing and/or container plantings shall be required to delineate outdoor seating areas to the satisfaction of the Community Development Director.
 - 3) No plastic furniture shall be permitted. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director.
 - 4) The outdoor seating area shall be maintained free of trash and any other debris to the satisfaction of the Economic and Community Development Director.
 - 5) Use of an amplified sound system to provide live or recorded music for the outdoor seating area is permissible, however such music is intended to be a muted background noise and should not be audible from a distance of 100-feet from the patio area.

Conditionally Permitted Commercial Uses

- a. Any permitted use, other than Outdoor seating / dining, with outside activities, sales, display, or storage.
- b. Auto and marine related service or repair.
- c. Athletic and exercise facilities over 5,000 square feet.
- d. Gas Station.
- e. Hotels / motels.
- f. Veterinary clinic.
- g. Drive-through service facility.
- h. Day care facility.
- i. Standalone bar, nightclub, dance club.

Unspecified Uses

The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted or conditionally permitted provided the use or activity has characteristics which are similar to one or more of the uses listed in the applicable category.

Residential

Residential Permitted Uses

- a. Apartments, townhouses, condominiums (for residential use, including cluster developments)*;
- b. Accessory uses and structures subject to regulations of the Rocklin Municipal Code (RMC);
- c. Duplexes, triplexes, subject to regulations of the RMC.

* For townhome and condominium projects set in a common area parcel with private streets, the minimum lot size requirements, lot coverage, and setbacks would apply to the common area parcel(s) and not individual townhome lots. Lot / block type townhome projects where each lot accessed via a public street and / or alley would not be possible in this zone.

Development Standards

Development standards within the MU-24+ Zoning District vary depending on the type of project which is proposed (residential or nonresidential), as specified in **Table 1 (Residential)** and **Table 2 (Nonresidential)** below.

Development of a site as a true “mixed use” project (combination of residential and nonresidential uses on a single site) would be subject to the applicable development standards for each type of use. Therefore, residential buildings would be subject to residential setbacks and nonresidential buildings would be subject to nonresidential setbacks. Multi-use or vertical mixed-use buildings would be required to step back residential portions of the building to be consistent with residential setback requirements. For mixed use projects, deviations to the development standards may be allowed as part of the Design Review process, based on the project and site.

Table 1 – MU-24+ Development Standards
RESIDENTIAL DEVELOPMENT

Minimum Lot Area		2 acres
Minimum Lot Width		
	Interior	70 feet
	Corner	80 feet
Building Setbacks		
Street		30 feet from all adjacent streets having right-of-way of 100 feet or greater, and at least 25 feet from all adjacent streets having rights-of-way of less than 100 feet.
Side, Interior		10 feet
Front / Rear, Interior		15 feet
Maximum Lot Coverage		60%
Maximum Building Height		
	Principal	50 feet
	Accessory	14 feet
Off-Street Parking		Parking, loading, and maneuvering areas shall be set back at least 15 feet from all property lines abutting a public street.

	Off-street parking shall be provided subject to regulations of the RMC
<i>Development standards may be modified subject to justifications provided and accepted as part of a Design Review approval.</i>	

**Table 2 – MU-24+ Development Standards
NONRESIDENTIAL DEVELOPMENT**

Building Setbacks	
Front and Street Side	25 feet from all adjacent streets having right-of-way of 100 feet or greater, and at least 15 feet from all adjacent streets having rights-of-way of less than 100 feet.
Side Interior	5 feet
Rear	5 feet
Setbacks When Abutting Residentially Used, Zoned, or Designated Land	When abutting an area which is designated for residential use by the City, buildings and structures (except fences and walls) shall be set back at least 25 feet from the abutting property line. The common boundary between the nonresidential and neighboring property which is residentially zoned, used, or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height, to be constructed on the nonresidential property at the time of development. The requirement may be waived when the uses are separated by a street or by physical features, such as a slope or drainage area.
Maximum Lot Coverage	60%
Maximum Building Height	
Principal	50 feet
Accessory	14 feet
Off-Street Parking	Off-street parking shall be provided subject to regulations of the RMC
<i>Development standards may be modified subject to justifications provided and accepted as part of a Design Review approval.</i>	

EXHIBIT B
West Oaks RHNA Sites Rezone (Z2021-0003)

Figure 1: Existing Zoning



Figure 2: Proposed Zoning

