

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING  
A GENERAL DEVELOPMENT PLAN AMENDMENT TO AMEND THE SUNSET WEST GENERAL  
DEVELOPMENT PLAN TO ADD THE RESIDENTIAL 24 DWELLING UNITS PER ACRE MINIMUM (PD-  
R24+) ZONING DISTRICT AND TO REZONE ASSESSOR PARCEL NUMBERS 365-020-067 THROUGH  
-072 FROM PLANNED DEVELOPMENT BUSINESS PARK/COMMERCIAL/LIGHT INDUSTRIAL (PD-  
BP/C/LI) TO PD-R24+

(West Oaks Regional Housing Needs Allocation (RHNA) Sites General Plan Amendment, General  
Development Plan Amendment, and Rezone (PDG2021-0005 AND Z2021-0004)

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; Residential, 24 dwelling units per acre minimum (PD-R24+) and would rezone six (6) parcels totaling 12.5 acres (APNs 365-020-067 through -072) to PD-R24+, consistent with the High Density Residential 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 PD-R24+ 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:
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NOES: Councilmembers:  
ABSENT: Councilmembers:  
ABSTAIN: Councilmembers:

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Bill Halldin, Mayor

ATTEST:

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Hope Ithurnburn, City Clerk

First Reading: 04/26/22  
Second Reading: 05/24/22  
Effective Date:

**EXHIBIT A**  
**SUNSET WEST GENERAL DEVELOPMENT PLAN AMENDMENTS**

Amend the Sunset West General Development Plan as follows:

- A. Section 2.3 (Residential Development Standards) is hereby amended to include the following zoning district, with all other zoning districts remaining unchanged:

PD-R24+      Residential  
 Twenty-four (24) Dwelling units to the gross 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. Minimum parcel size is 2 acres.

- B. Section 2.7 (Multi-Family Residential District Standards) is hereby amended to include the following development standards for the PD-R24+ zoning district to the existing table, with all other zoning district development standards remaining unchanged:

*2.7.1 Minimum Lot Standards*

	<b>PD-R24+</b>
Minimum units per gross acre	24
Maximum units per gross acre	N/A
Minimum lot area	2 acres
Minimum lot width	
Interior	70 feet
Corner	80 feet
Maximum lot coverage	60%
Maximum building height	
Principle Building	50 feet
Accessory Building	14 feet
<i>All development standards, including setbacks, may be modified subject to justifications provided and accepted as part of a Design Review approval.</i>	

*Note: Setbacks applicable to all multi-family development in the Sunset West area are included as Section 2.7.2 of the Sunset West General Development Plan, and would be unchanged.*

**EXHIBIT B**  
**West Oaks RHNA Sites Rezone (Z2021-0004)**

**Figure 1: Existing Zoning**



**Figure 2: Proposed Zoning**

