

ORDINANCE NO. 872

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING A  
GENERAL DEVELOPMENT PLAN FOR THE  
MULTIFAMILY RESIDENTIAL PARCEL  
LOCATED AT THE TERMINUS OF CHALMETTE COURT  
(Atlantis Residential Development / PDG-2002-04)

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. A Mitigated Negative Declaration of environmental impacts and a Mitigation Monitoring Program has been approved via City Council Resolution No. 2003-154.

B. The proposed general development plan is consistent with the City of Rocklin's General Plan land use element, which designates the site as Medium High Density Residential (9 to 15 dwelling units per acre).

C. The proposed general development plan is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed area is physically suited to the uses authorized by the general development plan.

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

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

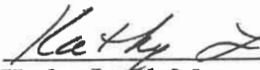
G. The city has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the general development plan, as shown on Exhibit 1, 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.

PASSED AND ADOPTED this 24th day of June, 2003, by the following roll call vote:

AYES: Councilmembers: Magnuson, Yorde, Hill, Storey, Lund  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
\_\_\_\_\_  
Kathy Lund, Mayor

ATTEST:

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

First Reading: 06-10-03  
Second Reading: 06-24-03  
Effective Date: 07-24-03

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

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

PM/gb  
E:\clerk\ord\Atlantis Residential Development PDG-2002-04

## **EXHIBIT 1**

### **GENERAL DEVELOPMENT PLAN PDG-2002-04**

#### **Chalmette Court/ Atlantis Residential Project**

The boundaries of the Chalmette Court/Atlantis Residential Project General Development Plan shall be as shown on Figure 1.

#### **DEVELOPMENT STANDARDS**

The following development standards shall govern the development of those certain parcels of land described as Assessor Parcel Numbers, 016-210-012 and 016-240-045, City of Rocklin, Placer County, California.

##### **A. Permitted Uses**

1. Apartments;
2. Townhouses, condominiums (for residential use only);
3. Accessory uses

##### **B. Density**

The maximum density permitted shall be 15 dwelling units per acre.

##### **C. Height Restrictions**

The maximum height for principal structures shall be thirty feet and the maximum number of stories shall be two. The maximum height for accessory structures shall be fourteen feet.

##### **D. Lot Coverage**

The maximum lot coverage shall be 60%.

E. The minimum setbacks shall be as follows:

Front	20 feet
Rear	15 feet
Side	10 feet
Street side	15 feet
Between buildings	20 feet

F. Off-Street Parking

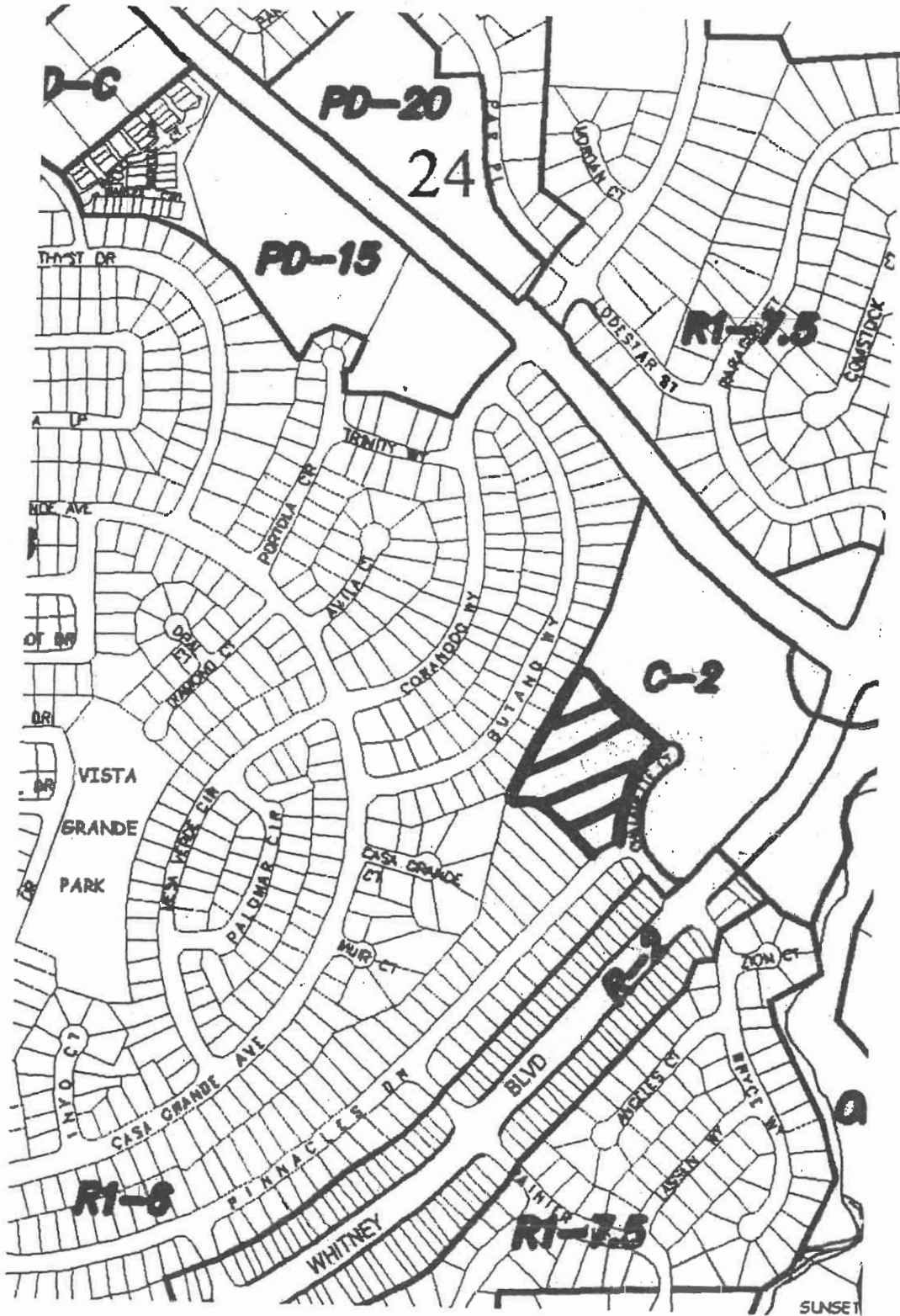
Off-street parking shall be provided subject to the regulations of Chapter 17.66 of the Rocklin Municipal Code.

G. Sales Office

1. The developer shall reconvert garages used for sales offices to a garage use prior to approval of the final inspection and sale of the model home(s) for residential occupancy to the satisfaction of the Community Development Director.
2. The Community Development Director may approve the use of temporary sales trailers, for up to 12 months, within the project area subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety.

# FIGURE 1

PDG-2002-04



BOUNDARY OF PDG-2002-04

RECOMMENDED BY PLANNING COMMISSION

FOR APPROVAL ON 4-15-03

*SHA*