

ORDINANCE NO. 742

ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ROCKLIN DENYING A PORTION OF
A PROPOSED GENERAL DEVELOPMENT PLAN AMENDMENT FOR THE
MONTE VERDE PLANNED DEVELOPMENT AND
APPROVING A PORTION OF THE GENERAL DEVELOPMENT PLAN
AMENDMENT FROM PLANNED DEVELOPMENT COMMERCIAL (PD-C) TO
PLANNED DEVELOPMENT RESIDENTIAL (PD-R) TO ALLOW A
MAXIMUM OF FOUR DWELLING UNITS PER ACRE (PD-4) ON
CERTAIN PROPERTIES FRONTING ON SCHATZ LANE
(Schatz Lane Rezoning/Z-96-01)

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 negative declaration of environmental impacts for this project has been certified.

B. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-96-01) which would designate the site as Medium Density Residential, and is made conditional on approval of GPA-96-01).

C. That the portion of the property fronting Sierra College Boulevard and designated PD-C (Planned Development Commercial) should remain as commercial consistent with the existing General Plan, and is not suitable for the proposed residential designation. That this portion of the property is anticipated to provide commercial services to the surrounding residential area and is strategically located near two major arterials providing convenient access to the property for vehicular, pedestrian and future transit services. Therefore, this portion of the General Development Plan Amendment to change from Commercial to Residential is denied.

D. That the remaining portion of the property fronting on Schatz Lane is suitable for residential designation, and

- 1) The area is physically suited to the uses authorized in the rezoning.
- 2) The proposed rezoning is compatible with the land use/uses existing and permitted on the properties in the vicinity.
- 3) The City has considered the effect of the proposed rezoning 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.

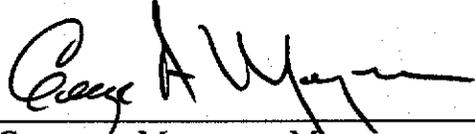
4) The land use/uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located at the east side of Schatz Lane, approximately 300 feet south of Rocklin Road, as shown on Exhibit A, attached hereto and incorporated by reference herein, from Planned Development Commercial (PD-C) to Planned Development Residential (PD-R) and adoption of the General Development Plan in the form attached hereto as Exhibit B and incorporated by reference herein (subject to approval of GPA-96-01).

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 36993(c)(1) are met.

PASSED AND ADOPTED this 23rd day July, 1996, by the following roll call vote:

AYES:	Councilmembers:	Lund, Yorde, Huson, Dominguez, Magnuson
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None


George A. Magnuson, Mayor

ATTEST:


City Clerk

First Reading : 7-9-96
Second Reading: 7-23-96
Effective Date: 8-23-96
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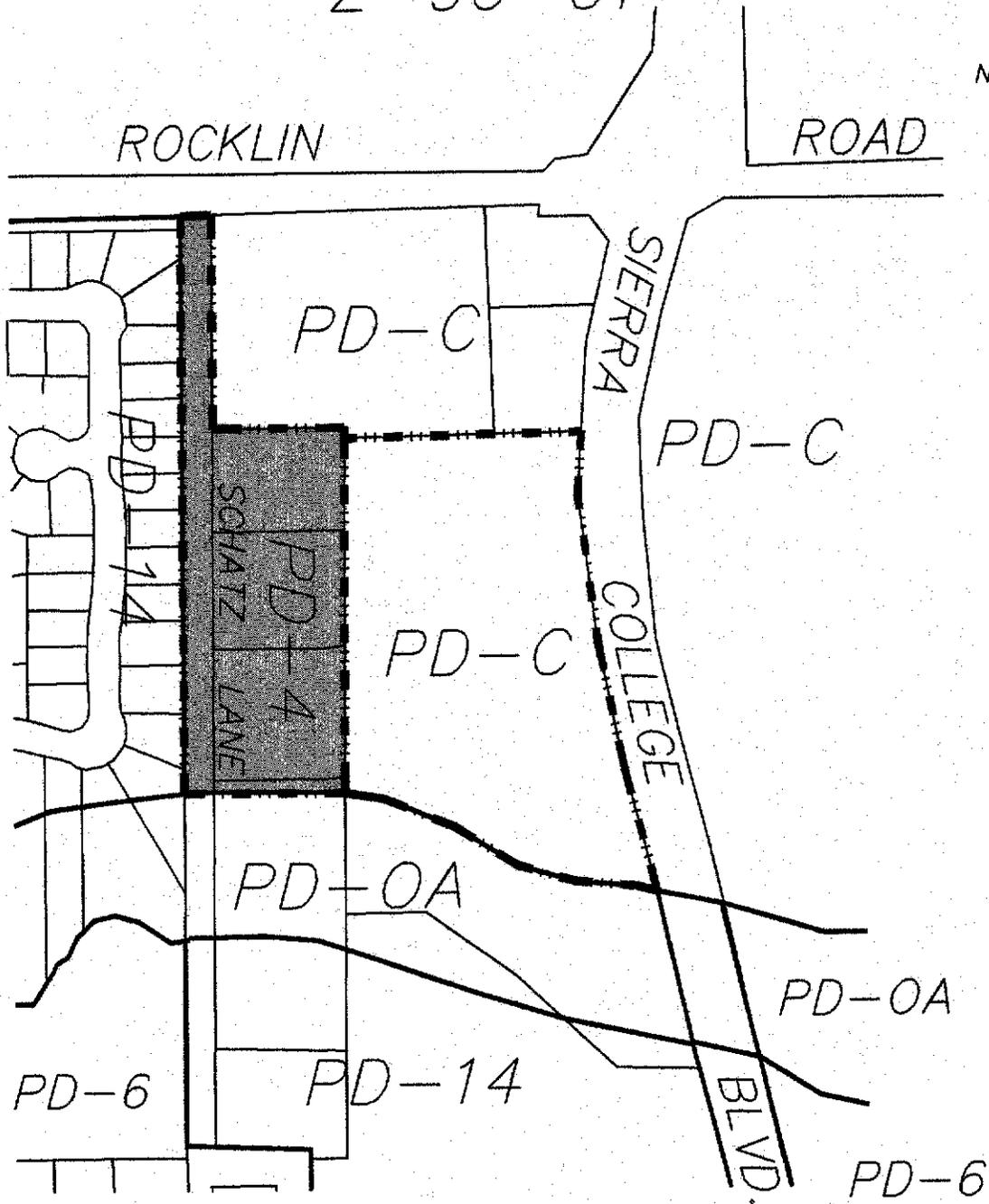
EXHIBIT A

**REZONING FROM PLANNED DEVELOPMENT-COMMERCIAL TO
PLANNED DEVELOPMENT-RESIDENTIAL**

(Schatz Lane / Z-96-01)

Exhibit A is on file in the office of the Rocklin City Clerk and the Planning Department,
file Z-96-01.

EXHIBIT A
Z-96-01



LEGEND:

- PD-4 PROPOSED REZONE: PLANNED DEVELOPMENT RESIDENTIAL (4 DU/AC.)
- PD-C PLANNED DEVELOPMENT COMMERCIAL

SCHATZ LANE
REZONE EXHIBIT

EXHIBIT B

**AMENDMENT TO MONTE VERDE
PLANNED DEVELOPMENT WITH RESPECT TO
PARCELS 045-160-17, 75, 86-88, AND 90**

SCHATZ LANE/Z-96-01

A. Permitted Uses:

Single family residential

B. Conditionally Permitted Uses

Public Utility buildings and uses, but excluding warehouse, and repair shops
Churches
Day Care Centers
Schools
Parks and Playgrounds
Secondary residential units
Mobile Home Parks

C. Development Standards

Max. Units per acre	4
Min. lot area	5,000 square feet
Min. lot width	
Corner	50 feet
Interior	55 feet
Min. lot depth	100 feet
Setbacks	
Front	20 feet
Street side	10 feet
Interior side	5 feet
Rear	20 feet
Max. lot coverage	40%
Max. building height	30 feet