

A vertical photograph of a waterfall cascading over dark, mossy rocks. The water is white and frothy as it falls. The surrounding area is lush with green moss and small plants.

Regional Housing Needs Allocation (RHNA) Preliminary Sites Workshop

**April 16, 2019
Planning Commission Meeting**



ROCKLIN
CALIFORNIA

Meeting Format and Purpose

- Public Workshop to discuss the preliminary recommendations of the (RHNA) Ad Hoc Committee pertaining to sites that may eventually be added to the State mandated Available Sites Inventory for High Density Housing.
- The meeting will be informational in nature.
- No actions will be taken.
- It is recommended that the Planning Commission utilize the workshop environment as a forum to ask questions, make any preliminary comments and also provide the public, land owners, and other interested parties with the opportunity to comment.



Background

- The City is required by state law to identify and maintain an Available Sites Inventory that provides zoning and land use at densities considered feasible to accommodate the City's RHNA for all income levels.
- The minimum density approved by the state to provide opportunities for affordable units in Rocklin is currently 22 units per acre.
- In July 2018, the City Council directed staff to proceed with development of a strategy to address Non-Residential / Residential Land Use Balance and ongoing compliance with the City's RHNA requirements.

Background

- In August 2018, the City Council also directed the formation of an Ad Hoc Committee to assist staff and the City Council in these efforts.
- The Committee's recommendations are advisory only and so far have been in the form of a series of straw poll votes.
- Staff will present the results of the Committee's recommendations in detail at the workshop as well as the process by which the sites were identified.



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Notification

- Letters of Introduction / Workshop Invitation sent to all land owners in advance of the 4/16/19 meeting.
- Notice of the Workshop was also published in the Placer Herald, on the City's website, at City Hall and through announcements at several RHNA Committee Meetings.
- A list of land owner FAQ's and responses has also been provided in the Staff Report for this item.

Initial Discussion Guidelines and Criteria

Criteria
2A - Vacant Industrial
2B - Vacant Lower Density Residential
2C - Vacant Retail Commercial
2D - Vacant Business Professional
2E - Vacant Mixed Use
3 - Revenue Generating Sites
4 - Developed Job Generating Sites
5A - High Vacancy Existing Retail
5C - Declining Hotel Sites
6A - Adjacent to Existing SF Residential
6B - Across from Existing SF Residential
7A - Adjacent to Existing MF Residential
7B - Across from Existing MF Residential
8 - Walking Distance to Existing Commercial
9 - On Main Arterial
10 - On Transit Route
11 - No CFDs in Place
12 - Difficult Site Access
13 - Sewer/Water Not Readily Accessible

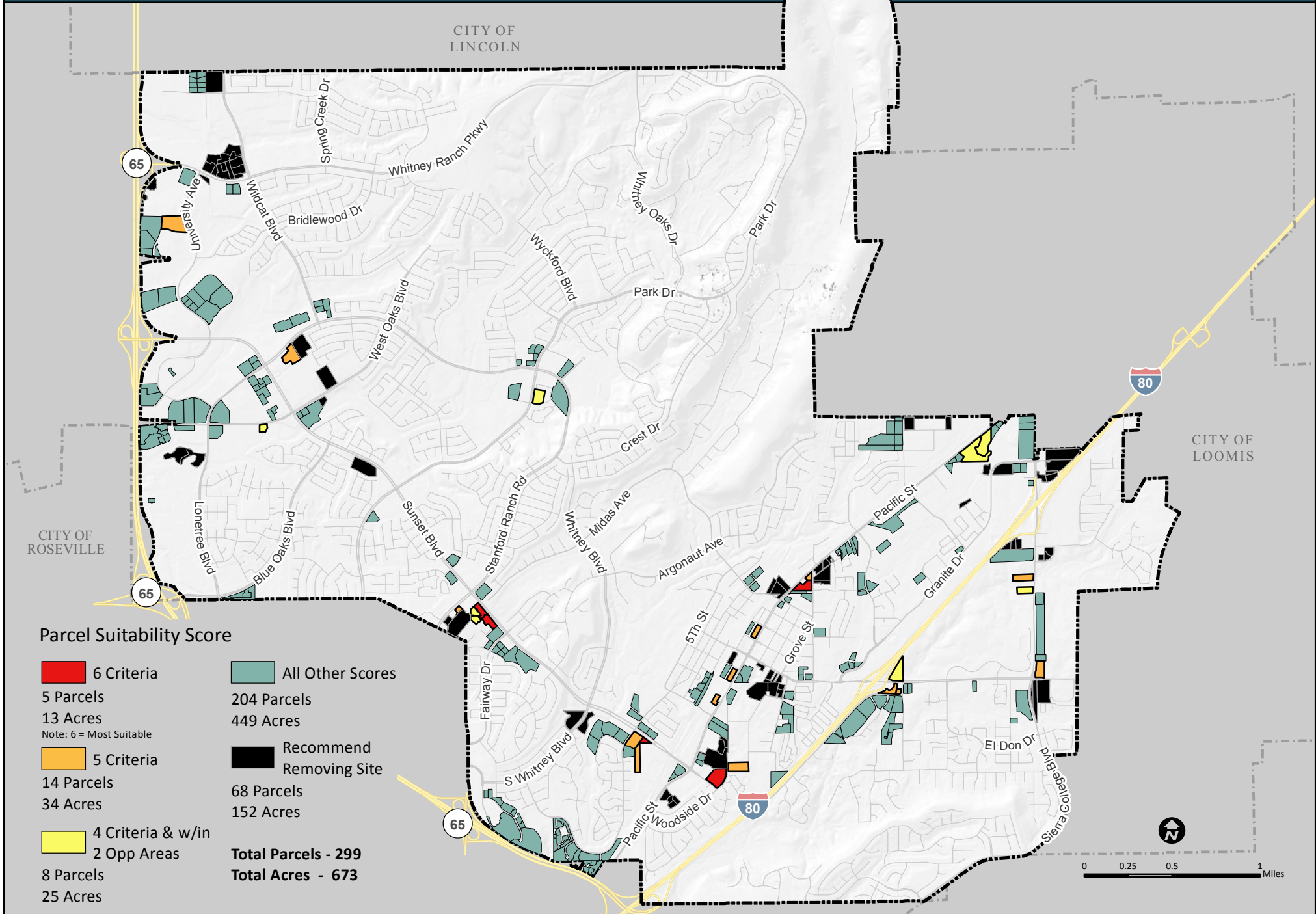
Bio Resources – Case By Case

0.5 to 10 Acres

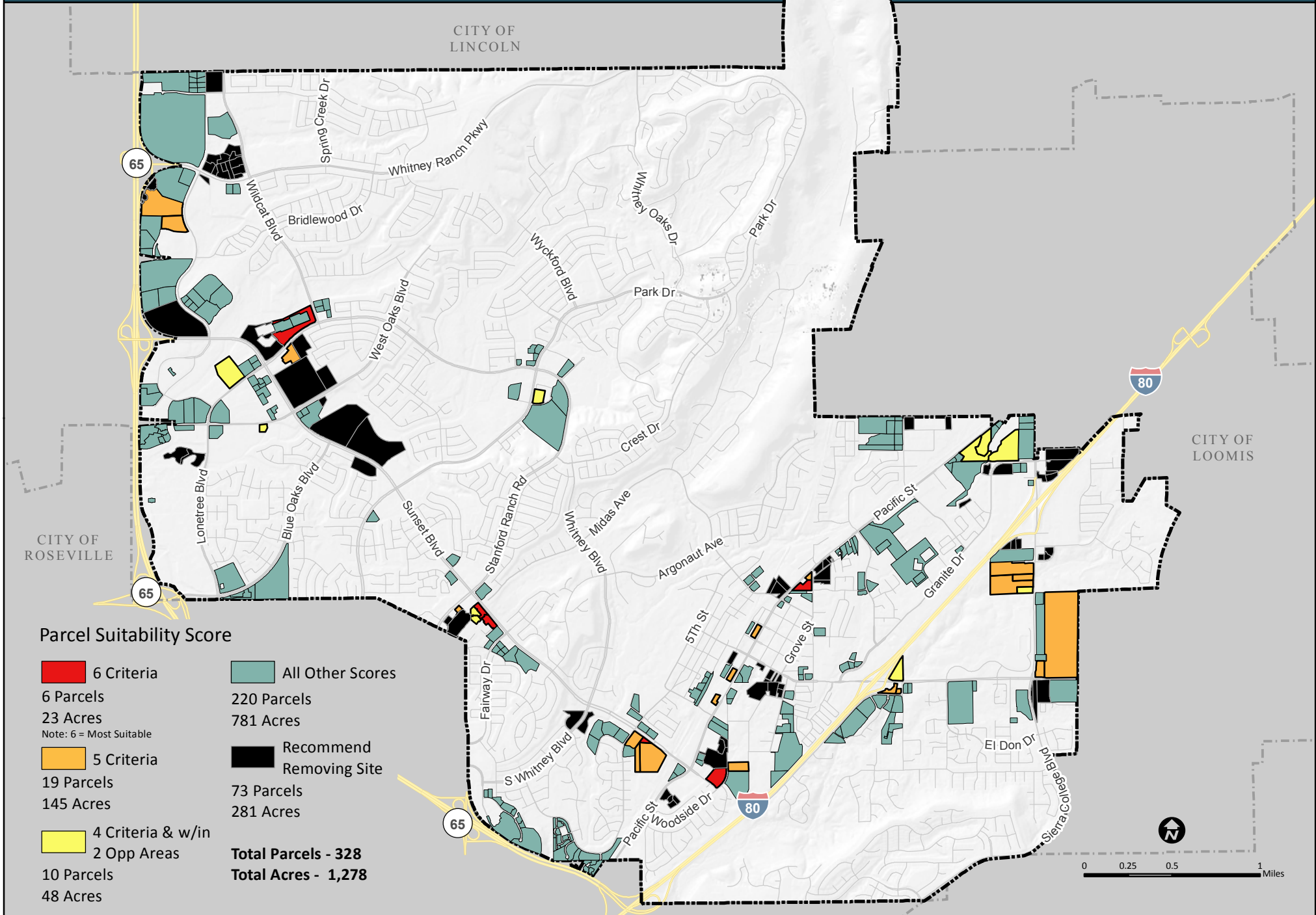
Land Owner Requested

Opportunity Area
Business Parks
Community Services
Obsolescence
Shopping Centers

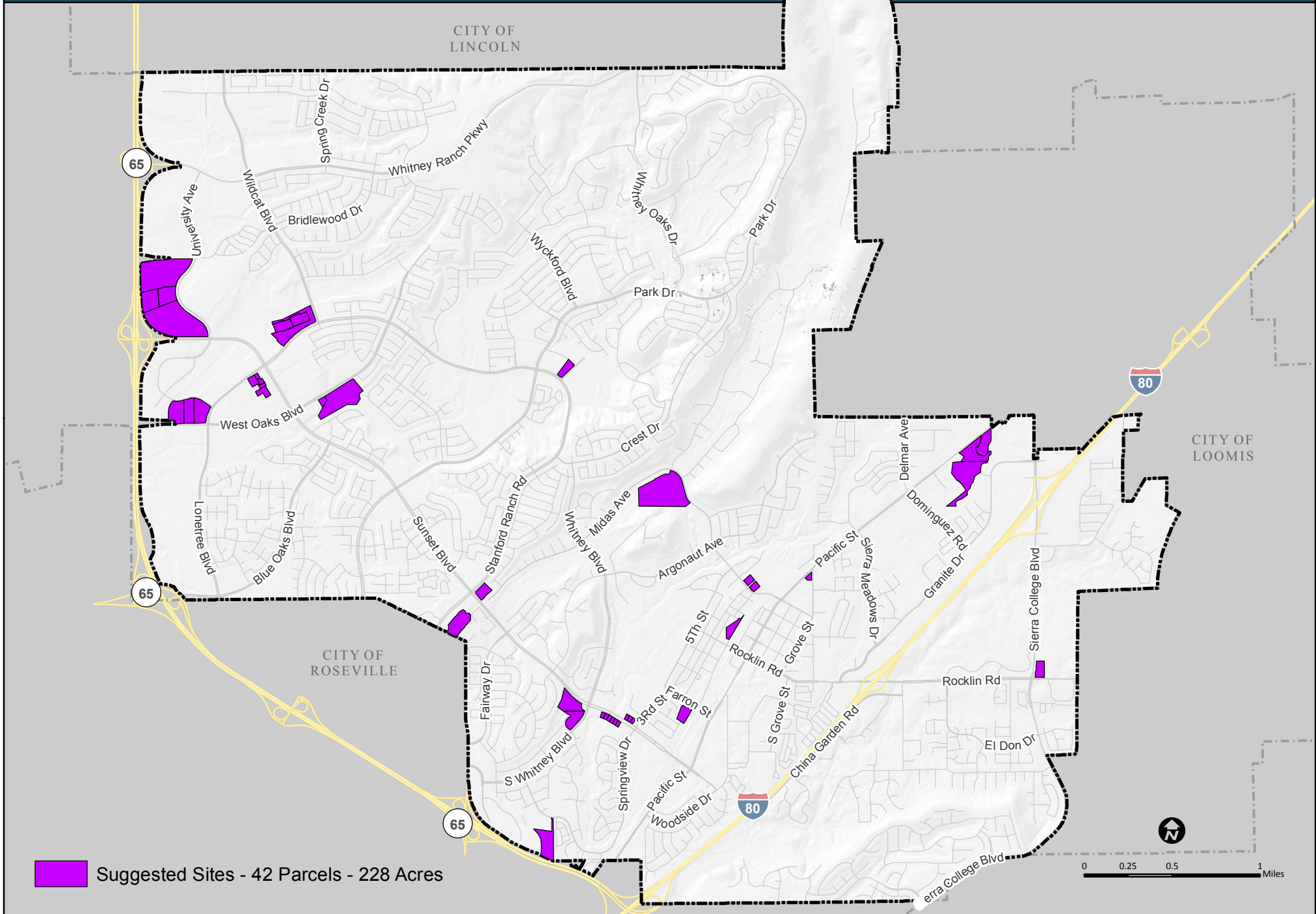
RHNA Analysis - 0.5ac - 10ac Parcels



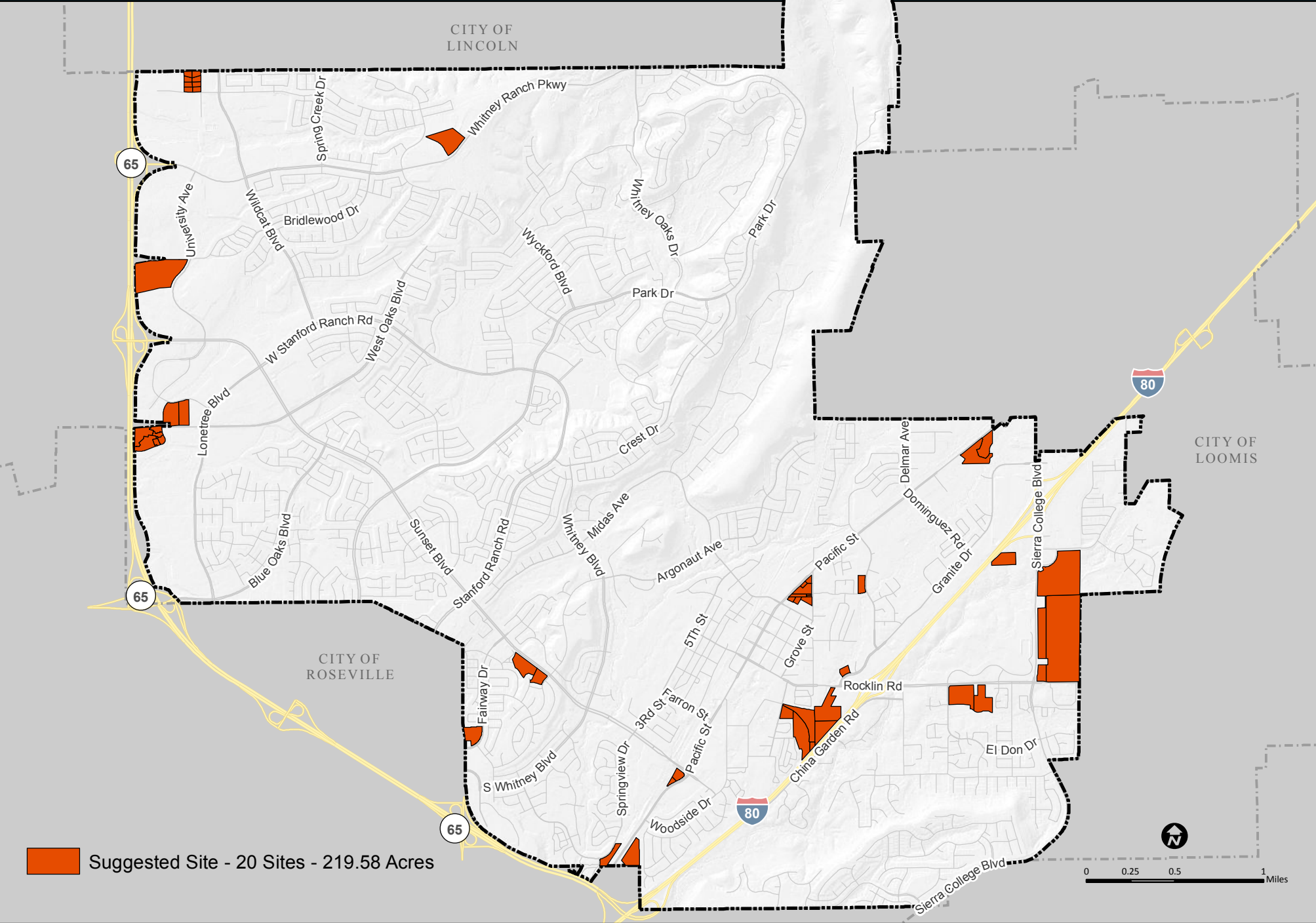
RHNA Analysis - 0.5ac - 85ac Parcels



Committee Suggested Sites

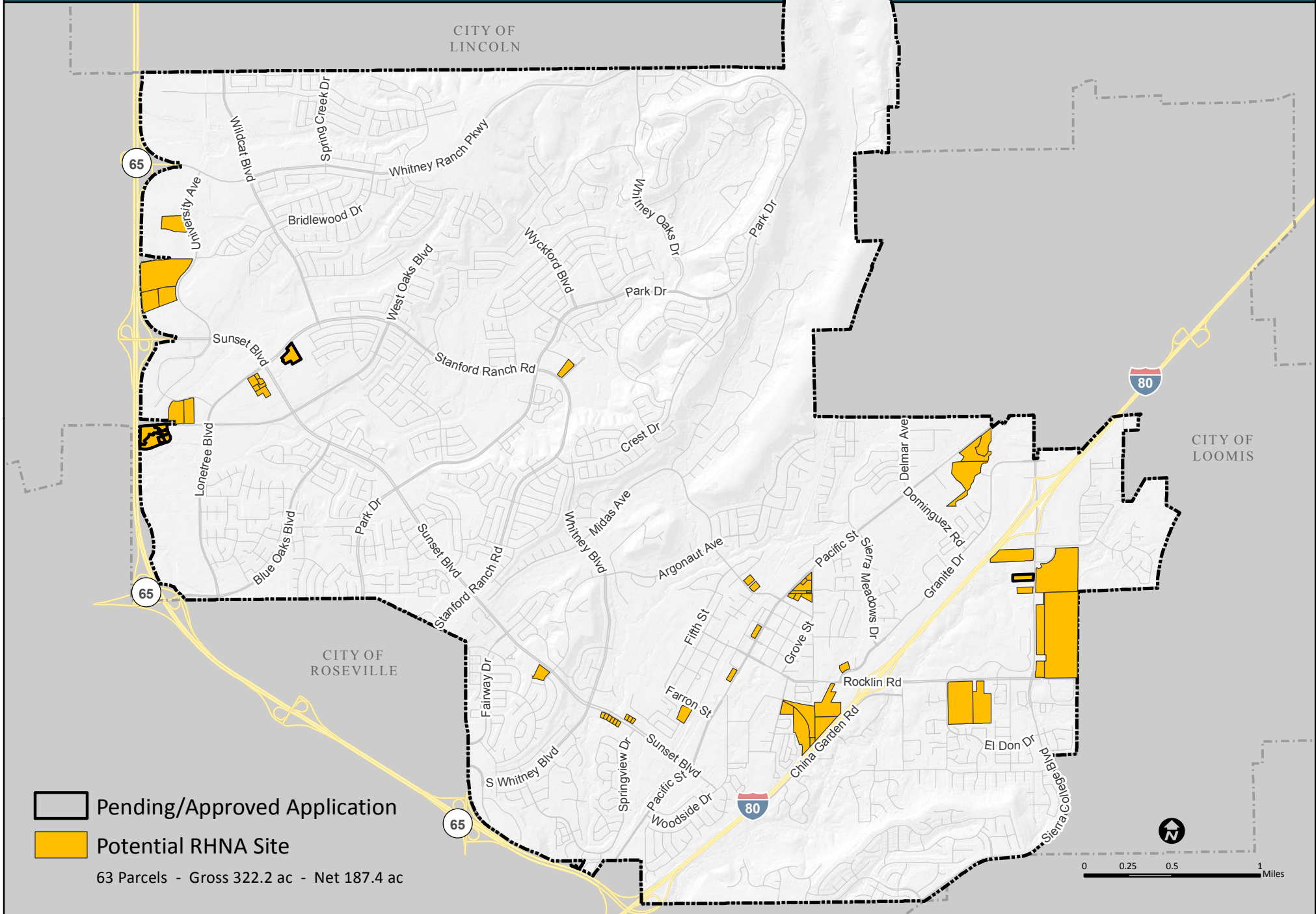


Staff Suggested Sites

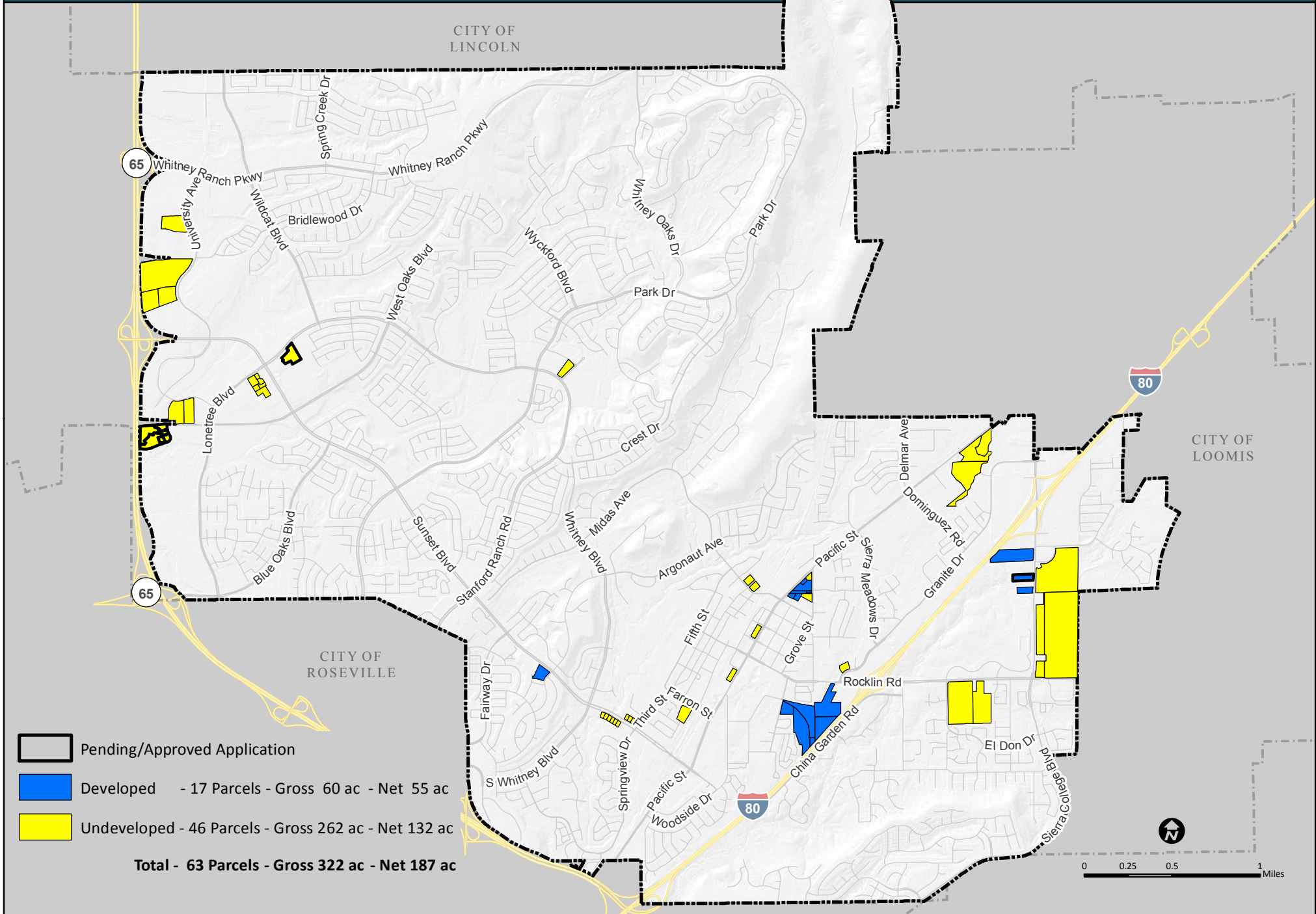


Potential RHNA Sites

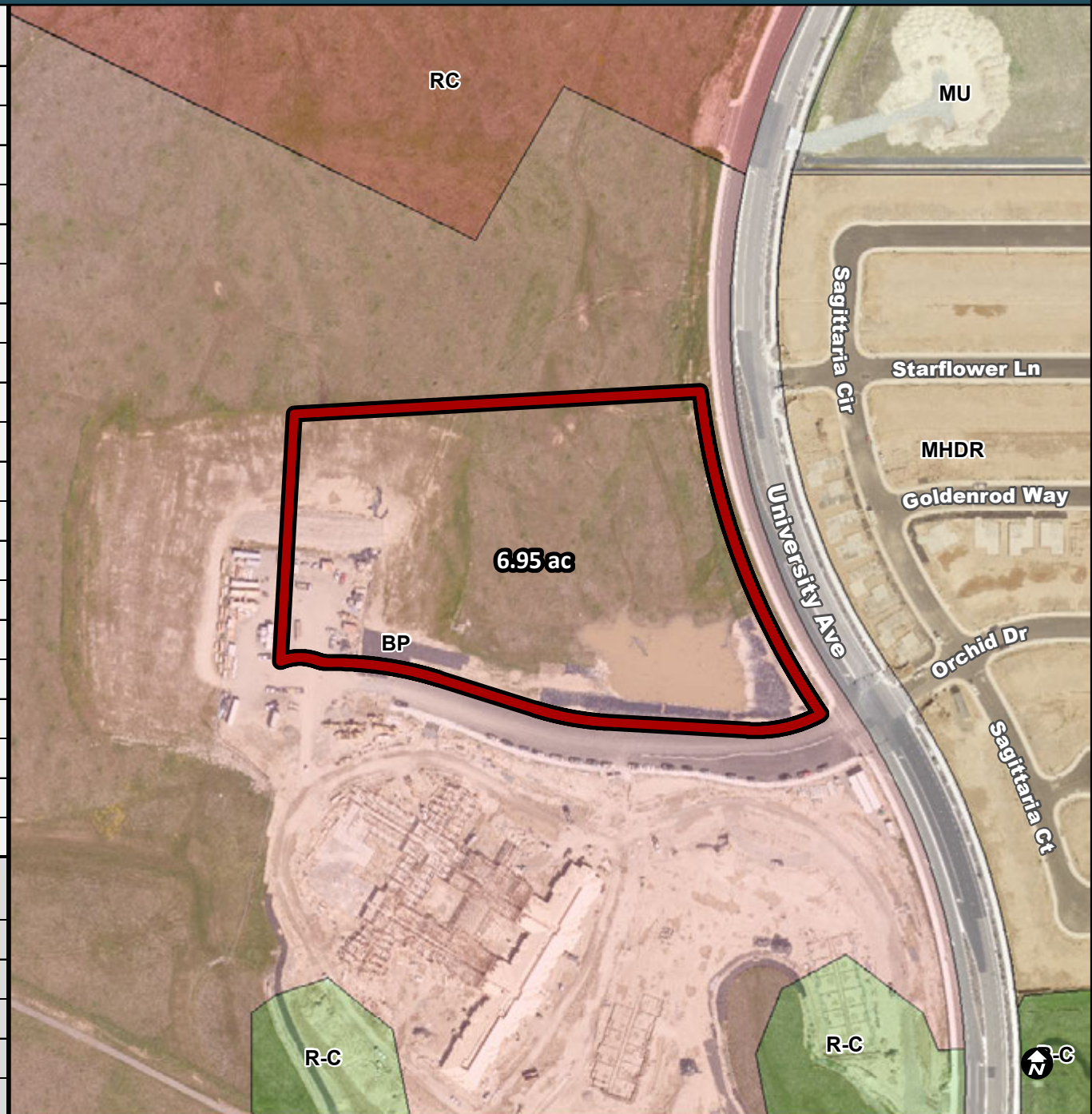
Per 4/5/19 RHNA Committee Initial Vote



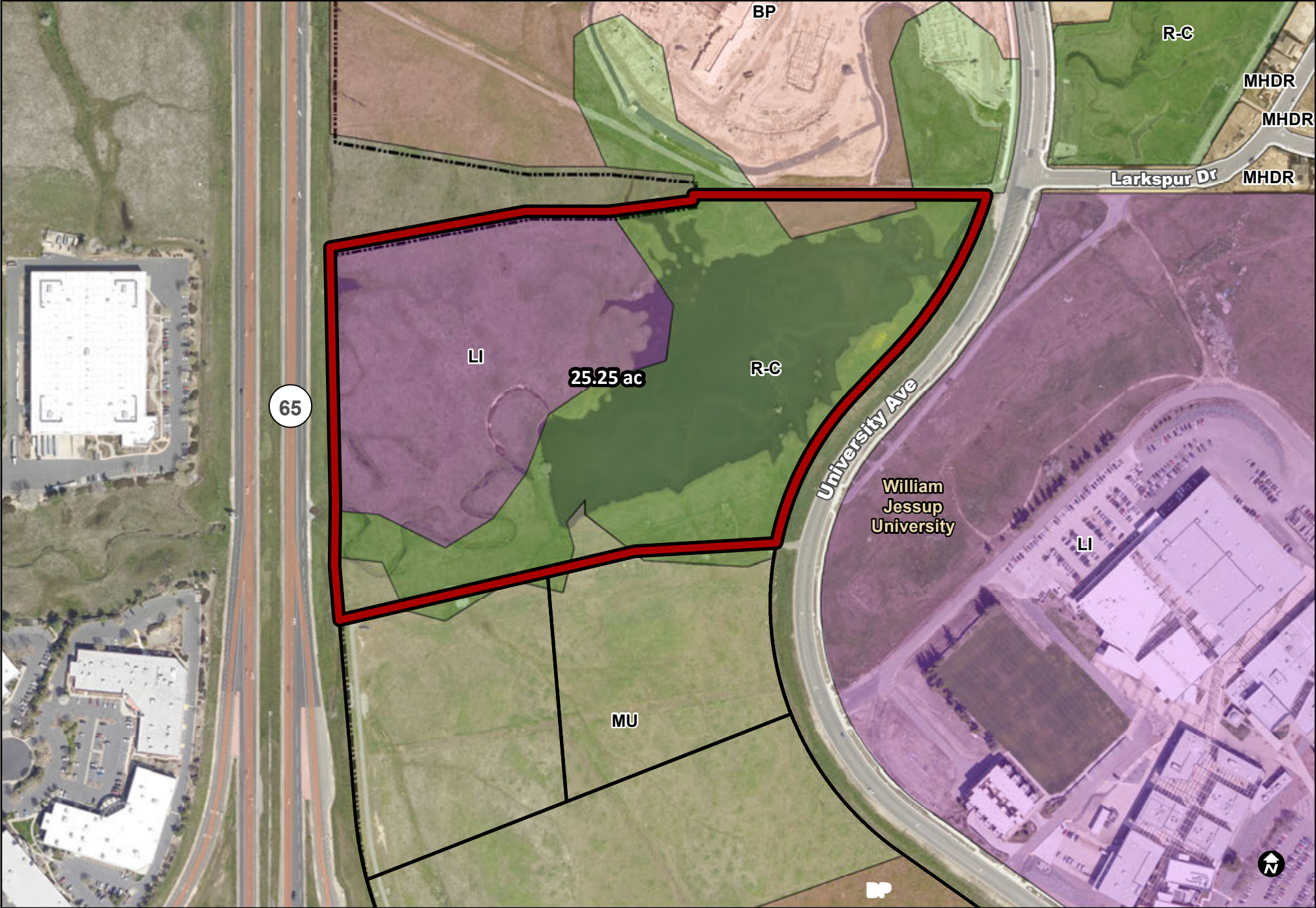
Development Status



Criteria	Score
2A - Vacant Industrial	0
2B - Vacant Lower Density Residential	0
2C - Vacant Retail Commercial	0
2D - Vacant Business Professional	1
2E - Vacant Mixed Use	0
3 - Revenue Generating Sites	0
4 - Developed Job Generating Sites	0
5A - High Vacancy Existing Retail	0
5C - Declining Hotel Sites	0
6A - Adjacent to Existing SF Residential	0
6B - Across from Existing SF Residential	0
7A - Adjacent to Existing MF Residential	0
7B - Across from Existing MF Residential	1
8 - Walking Distance to Existing Commercial	1
9 - On Main Arterial	1
10 - On Transit Route	0
11 - No CFDs in Place	1
12 - Difficult Site Access	0
13 - Sewer/Water Not Readily Accessible	0
Criteria Total	5
Opportunity Area	Score
Business Parks	0
Community Services	1
Obsolescence	0
Shopping Centers	0
Opportunity Area Total	1



APN: 017-276-004-000



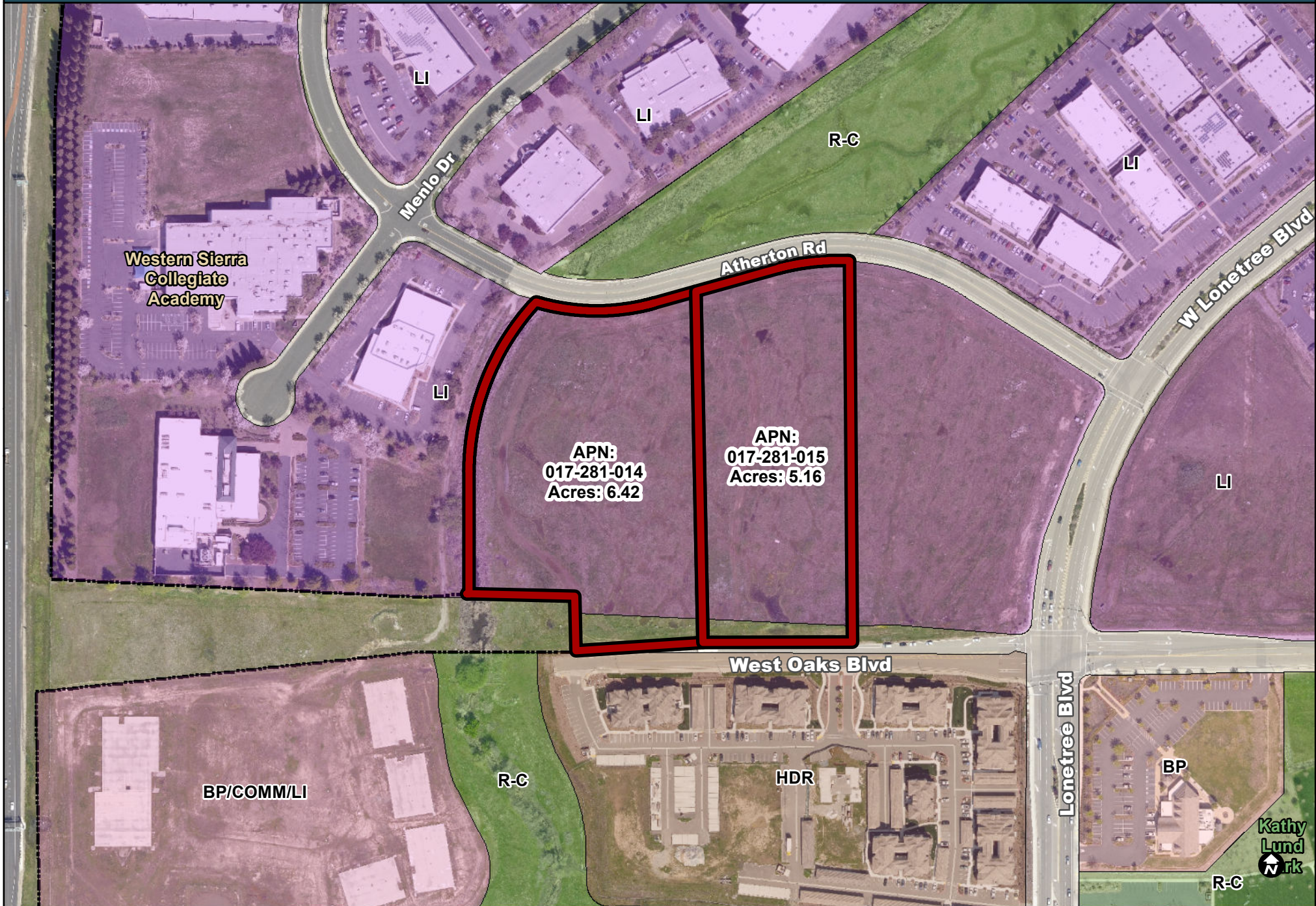
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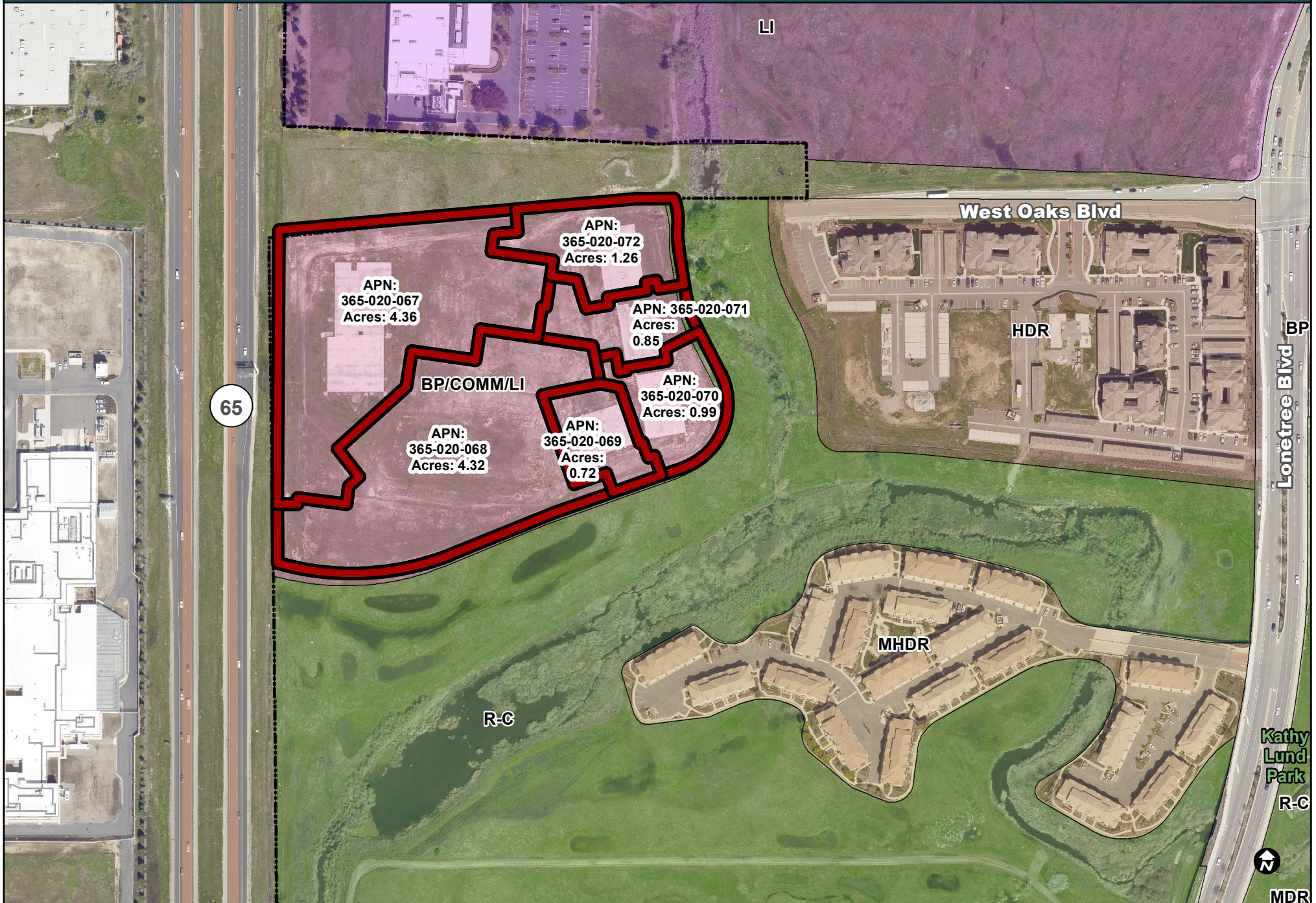
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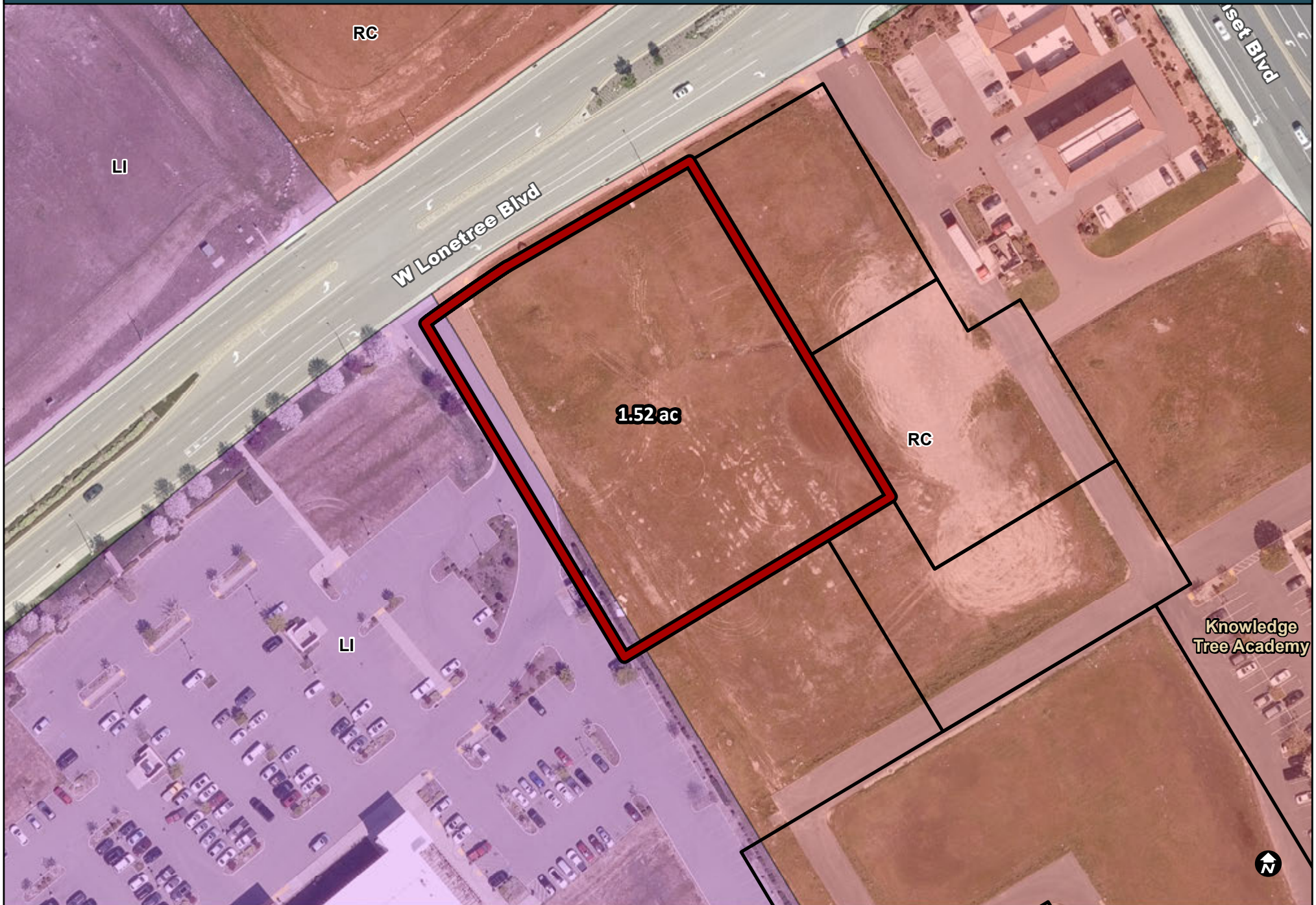
Staff Suggested - West Oaks Bl & Atherton Rd - 11.58 ac



Staff Suggested - Sunset West Lot 1 - 12.50 ac



APN: 017-284-026-000



APN: 017-284-027-000



APN: 017-284-028-000



APN: 017-284-029-000



APN: 017-284-006-000





Criteria	Score
2A - Vacant Industrial	1
2B - Vacant Lower Density Residential	0
2C - Vacant Retail Commercial	0
2D - Vacant Business Professional	0
2E - Vacant Mixed Use	0
3 - Revenue Generating Sites	0
4 - Developed Job Generating Sites	0
5A - High Vacancy Existing Retail	0
5C - Declining Hotel Sites	0
6A - Adjacent to Existing SF Residential	0
6B - Across from Existing SF Residential	0
7A - Adjacent to Existing MF Residential	1
7B - Across from Existing MF Residential	0
8 - Walking Distance to Existing Commercial	1
9 - On Main Arterial	1
10 - On Transit Route	1
11 - No CFDs in Place	0
12 - Difficult Site Access	0
13 - Sewer/Water Not Readily Accessible	0
Criteria Total	5
Opportunity Area	Score
Business Parks	1
Community Services	1
Obsolescence	0
Shopping Centers	0
Opportunity Area Total	2



APN: 017-190-045-000



Staff Suggested - First Baptist Church - 3.09 ac



APN: 016-220-004-000



APN: 016-220-005-000



APN: 016-220-006-000



APN: 016-230-001-000



APN: 016-230-002-000



APN: 016-230-003-000





APN: 016-230-011-000



APN: 016-230-012-000



APN: 016-230-013-000





APN: 010-191-004-000



Criteria	Score
2A - Vacant Industrial	0
2B - Vacant Lower Density Residential	0
2C - Vacant Retail Commercial	0
2D - Vacant Business Professional	0
2E - Vacant Mixed Use	1
3 - Revenue Generating Sites	0
4 - Developed Job Generating Sites	0
5A - High Vacancy Existing Retail	0
5C - Declining Hotel Sites	0
6A - Adjacent to Existing SF Residential	0
6B - Across from Existing SF Residential	0
7A - Adjacent to Existing MF Residential	0
7B - Across from Existing MF Residential	0
8 - Walking Distance to Existing Commercial	1
9 - On Main Arterial	1
10 - On Transit Route	1
11 - No CFDs in Place	1
12 - Difficult Site Access	0
13 - Sewer/Water Not Readily Accessible	0
Criteria Total	5
Opportunity Area	Score
Business Parks	0
Community Services	1
Obsolescence	0
Shopping Centers	0
Opportunity Area Total	1



APN: 010-121-001-000

Criteria	Score
2A - Vacant Industrial	0
2B - Vacant Lower Density Residential	0
2C - Vacant Retail Commercial	0
2D - Vacant Business Professional	0
2E - Vacant Mixed Use	1
3 - Revenue Generating Sites	0
4 - Developed Job Generating Sites	0
5A - High Vacancy Existing Retail	0
5C - Declining Hotel Sites	0
6A - Adjacent to Existing SF Residential	0
6B - Across from Existing SF Residential	0
7A - Adjacent to Existing MF Residential	0
7B - Across from Existing MF Residential	0
8 - Walking Distance to Existing Commercial	1
9 - On Main Arterial	1
10 - On Transit Route	1
11 - No CFDs in Place	1
12 - Difficult Site Access	0
13 - Sewer/Water Not Readily Accessible	0
Criteria Total	5
Opportunity Area	Score
Business Parks	0
Community Services	1
Obsolescence	0
Shopping Centers	0
Opportunity Area Total	1



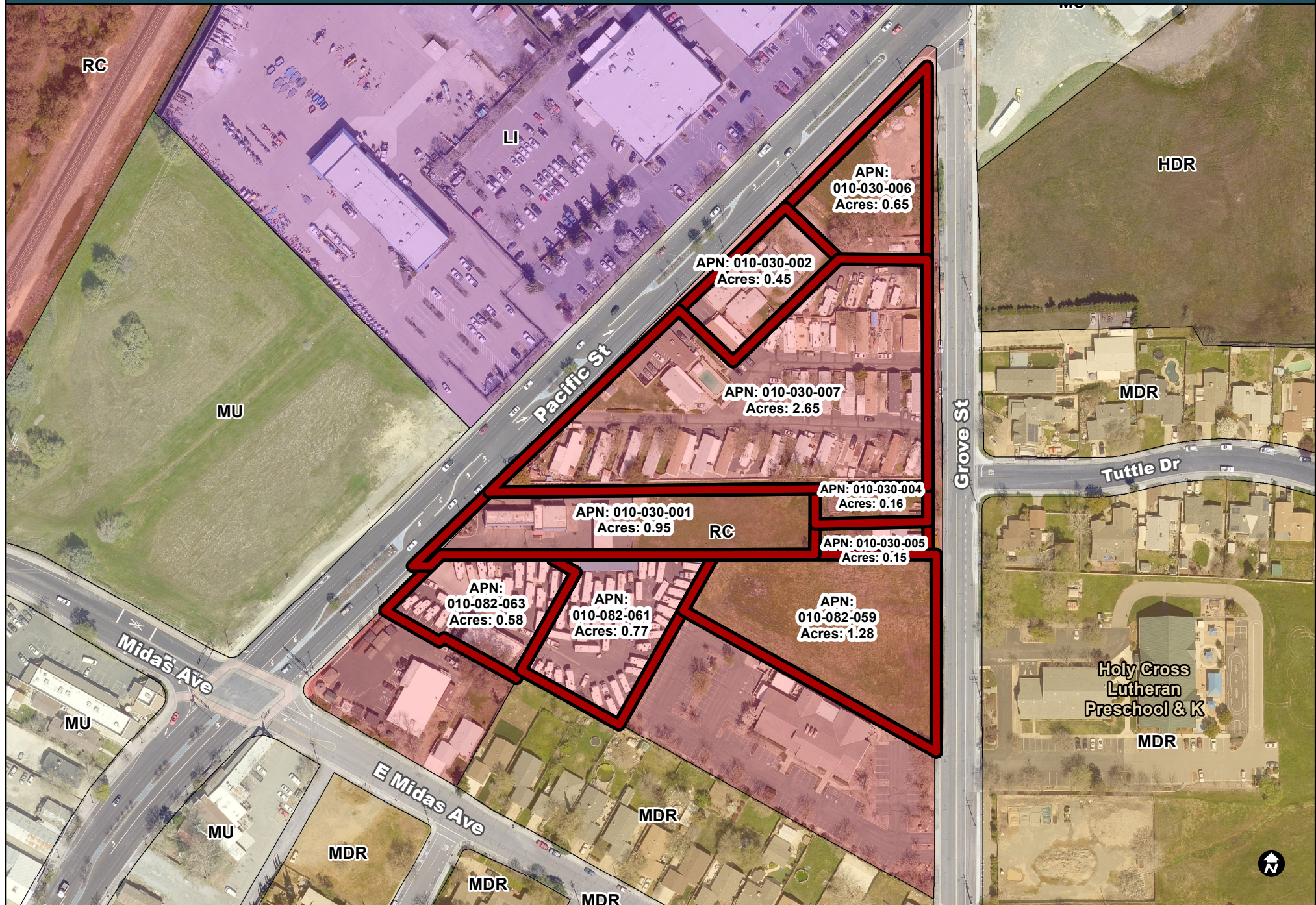
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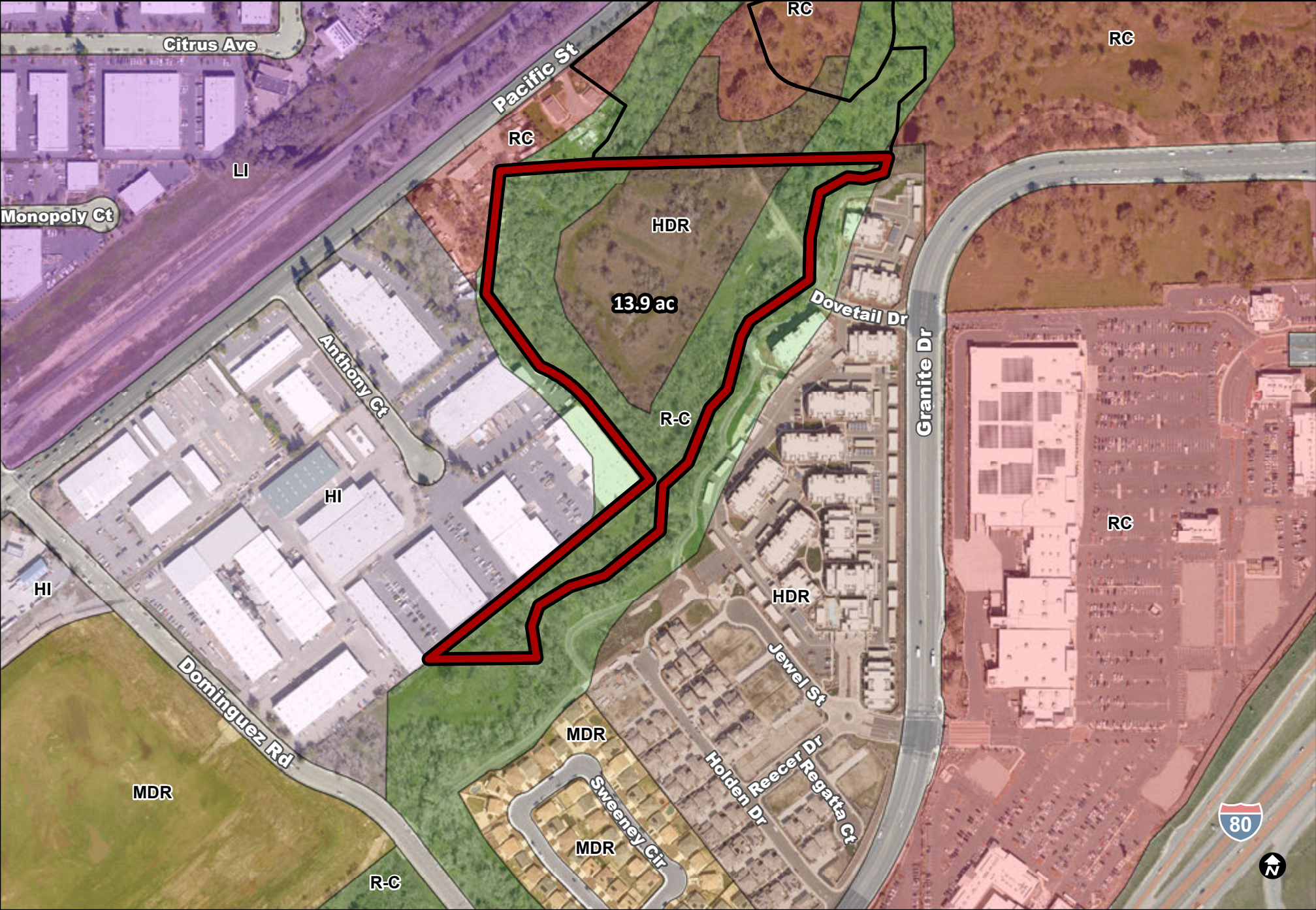
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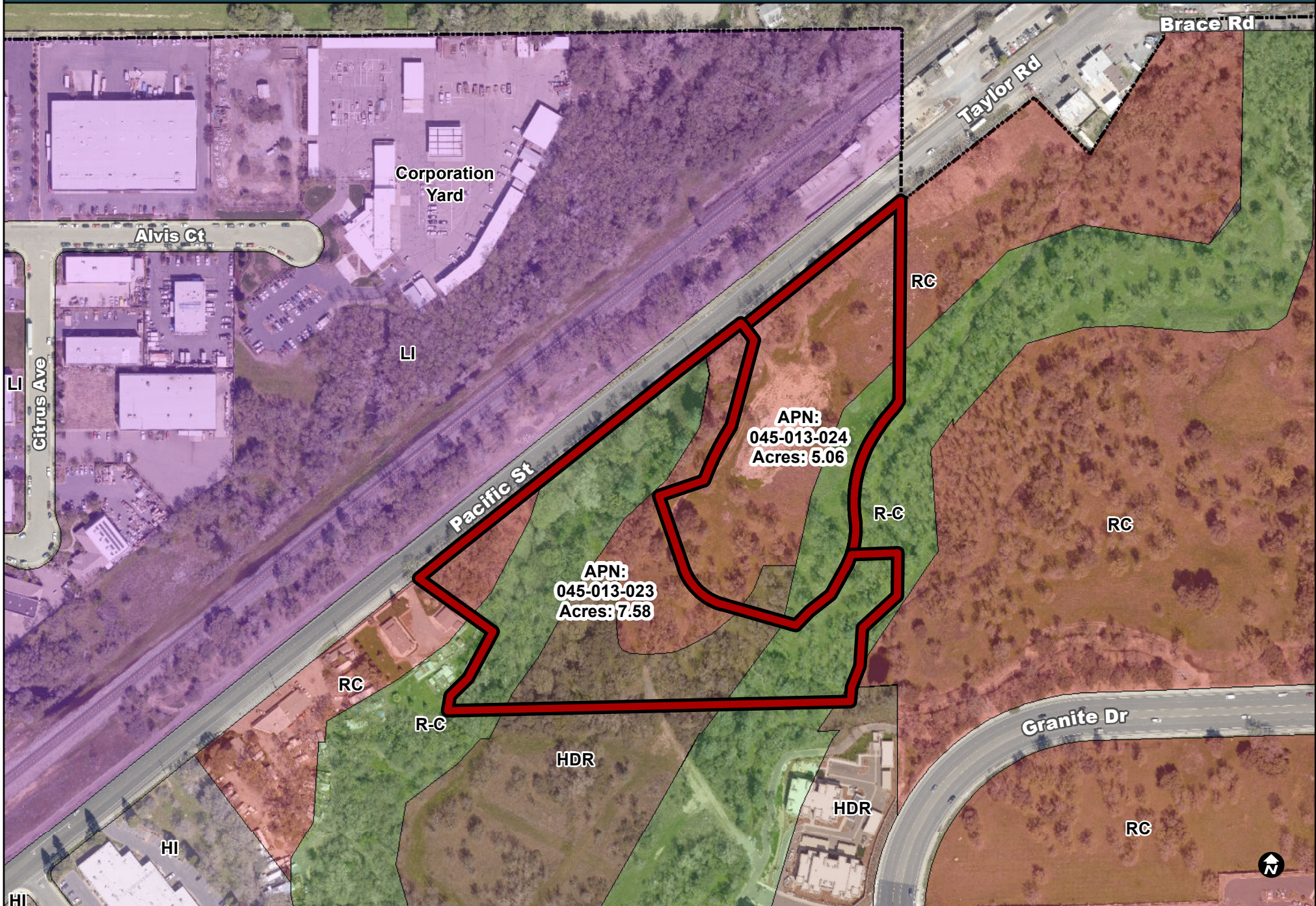
Staff Suggested - Pacific St & Grove St - 7.64 ac



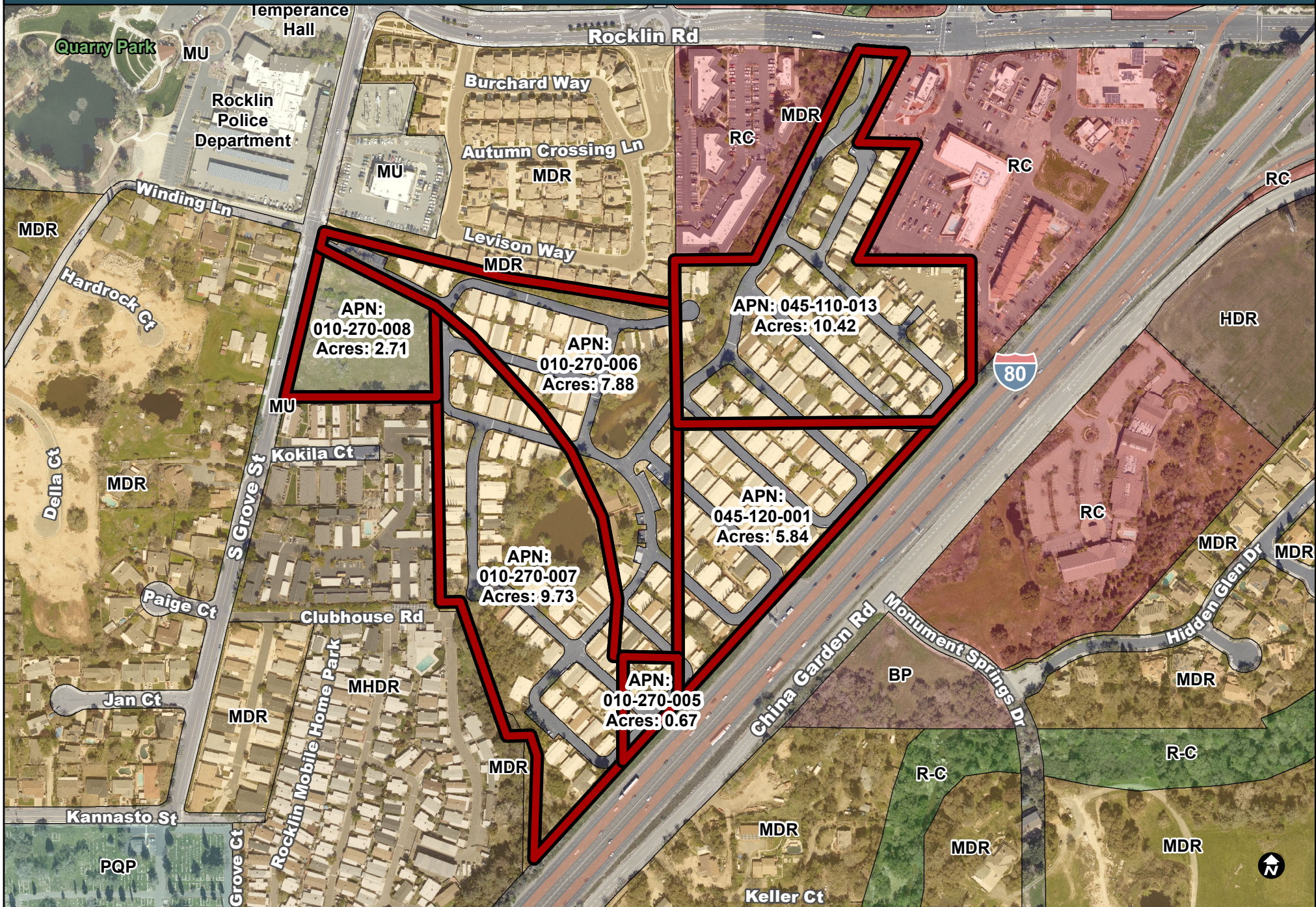
APN: 045-013-022-000



Staff Suggested - Former Bella Vida Site - 12.64 ac



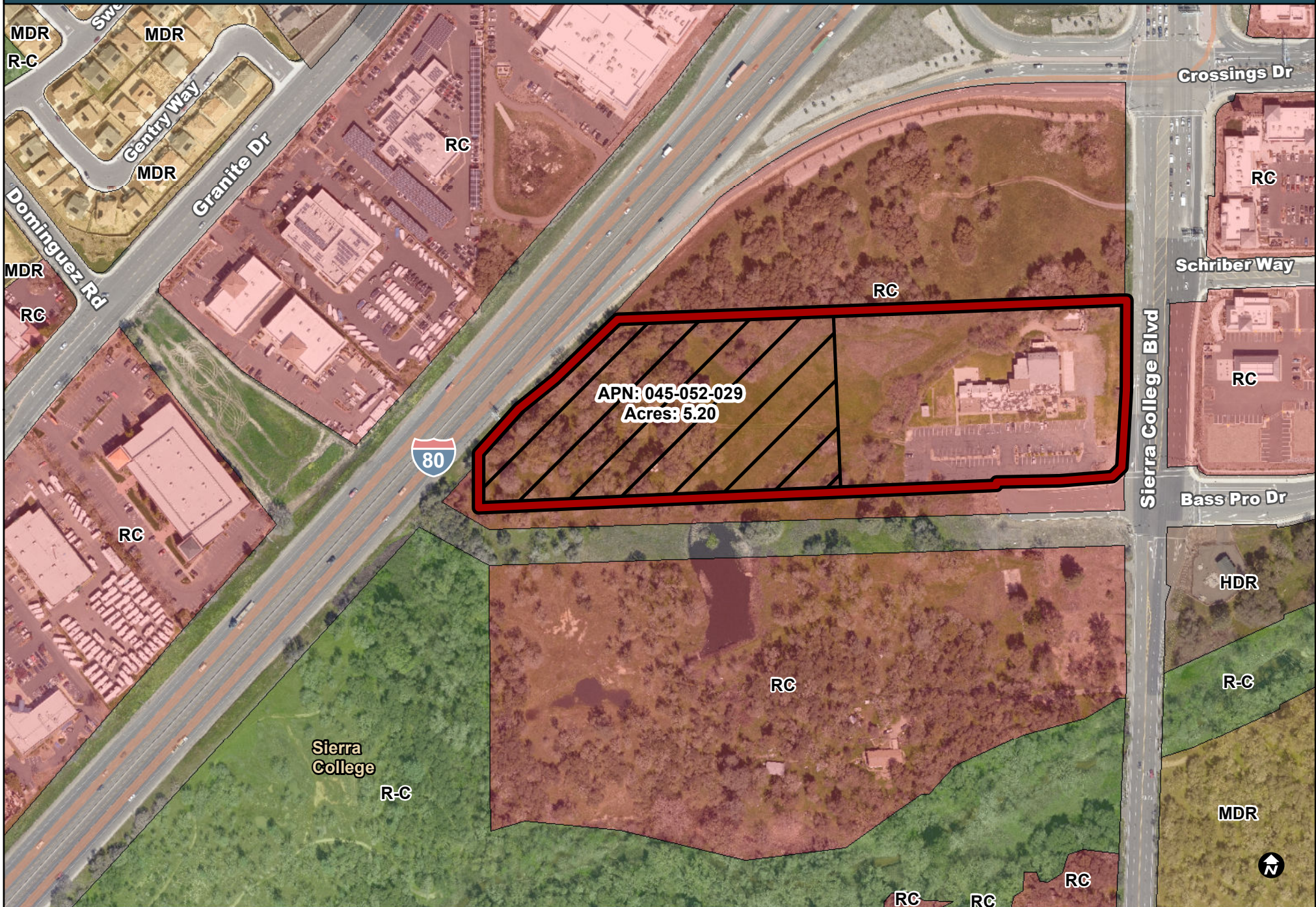
Staff Suggested - Sierra Lakes & Grove St - 37.25 ac



Staff Suggested - Granite Dr - 1.48 ac



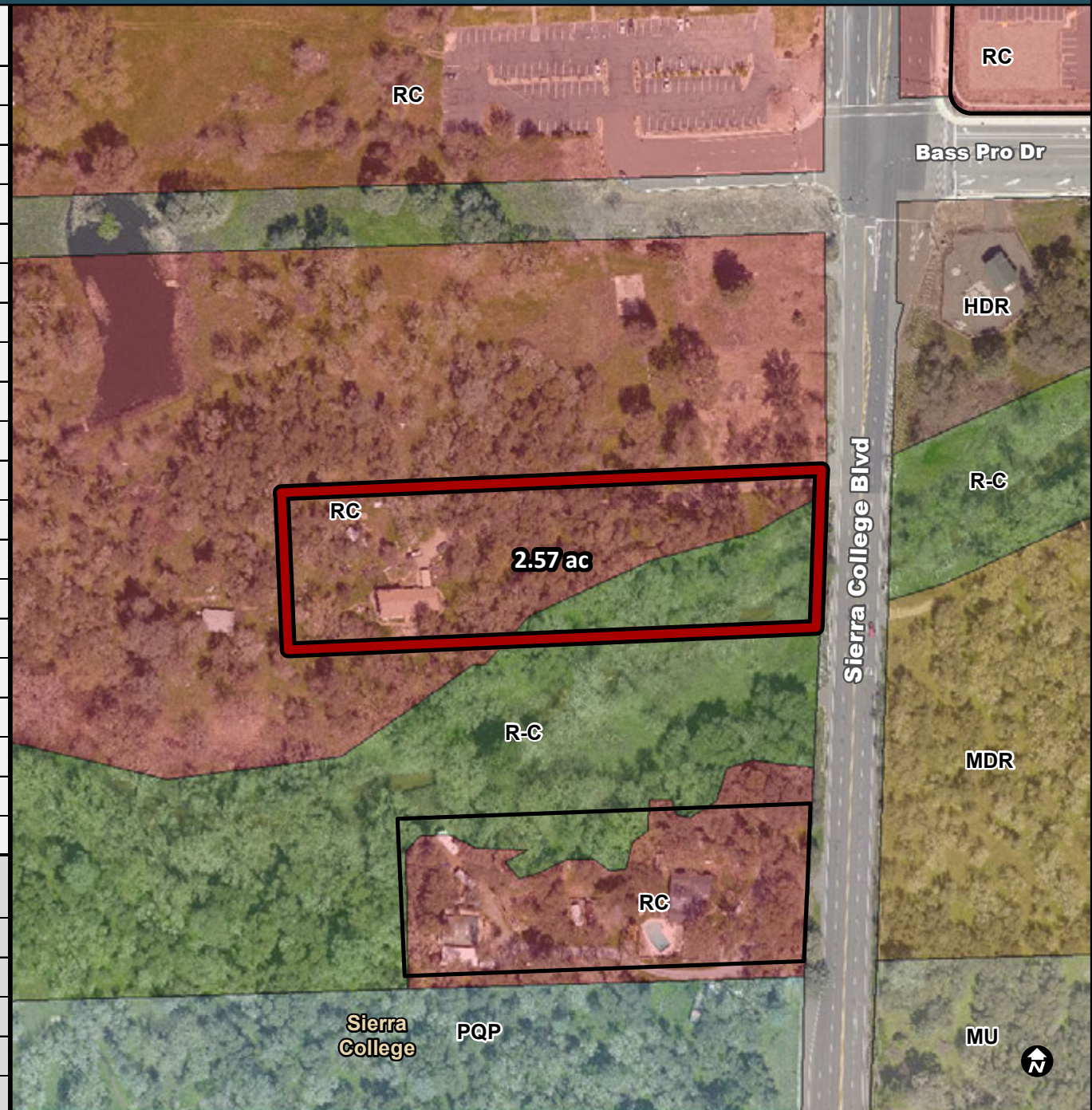
Staff Suggested - Lifehouse Church - 5.2 ac



APN: 045-052-010-000



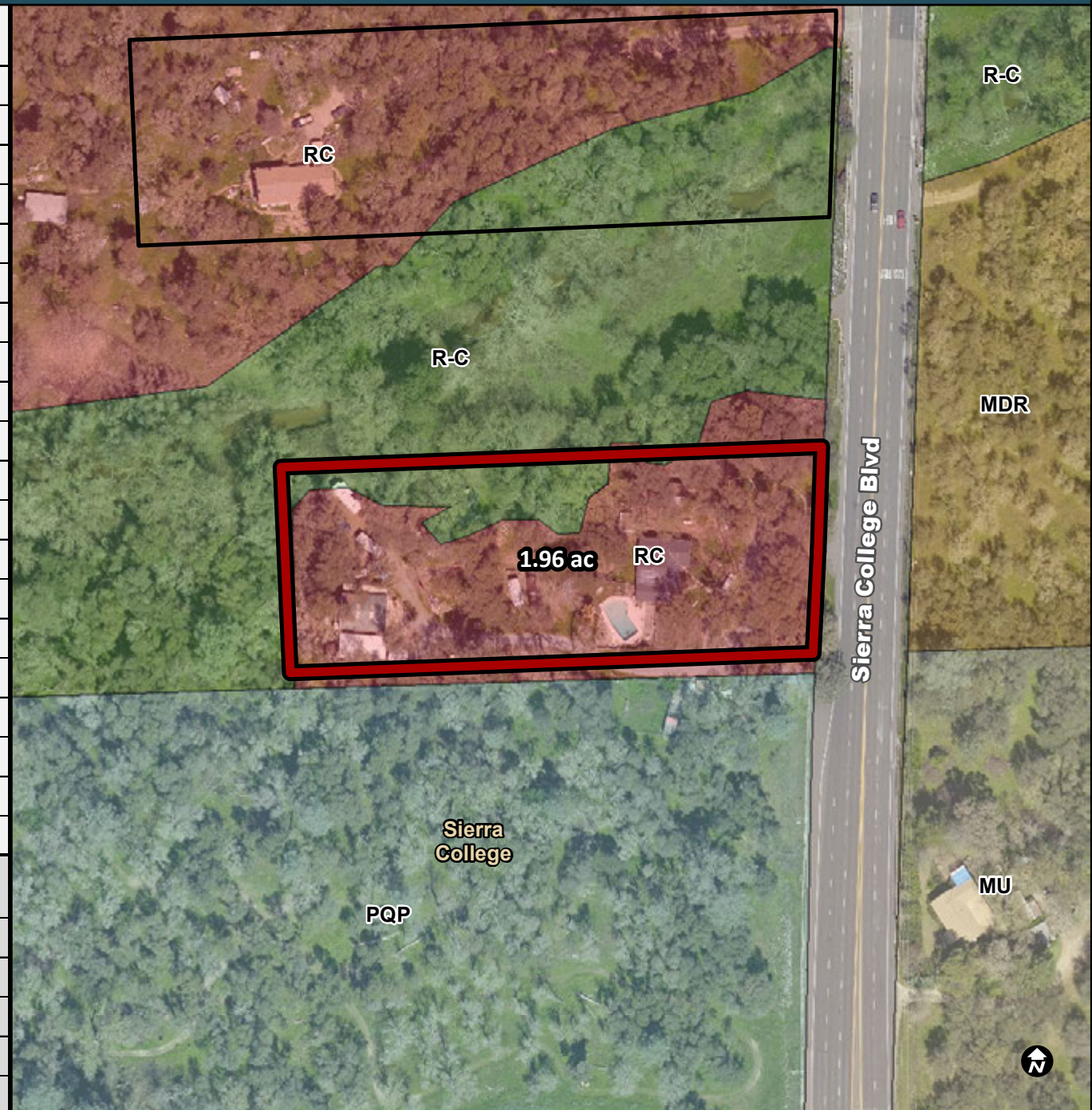
Criteria	Score
2A - Vacant Industrial	0
2B - Vacant Lower Density Residential	0
2C - Vacant Retail Commercial	0
2D - Vacant Business Professional	0
2E - Vacant Mixed Use	0
3 - Revenue Generating Sites	0
4 - Developed Job Generating Sites	0
5A - High Vacancy Existing Retail	0
5C - Declining Hotel Sites	0
6A - Adjacent to Existing SF Residential	0
6B - Across from Existing SF Residential	1
7A - Adjacent to Existing MF Residential	0
7B - Across from Existing MF Residential	0
8 - Walking Distance to Existing Commercial	1
9 - On Main Arterial	1
10 - On Transit Route	1
11 - No CFDs in Place	1
12 - Difficult Site Access	0
13 - Sewer/Water Not Readily Accessible	0
Criteria Total	5
Opportunity Area	Score
Business Parks	0
Community Services	1
Obsolescence	1
Shopping Centers	0
Opportunity Area Total	2



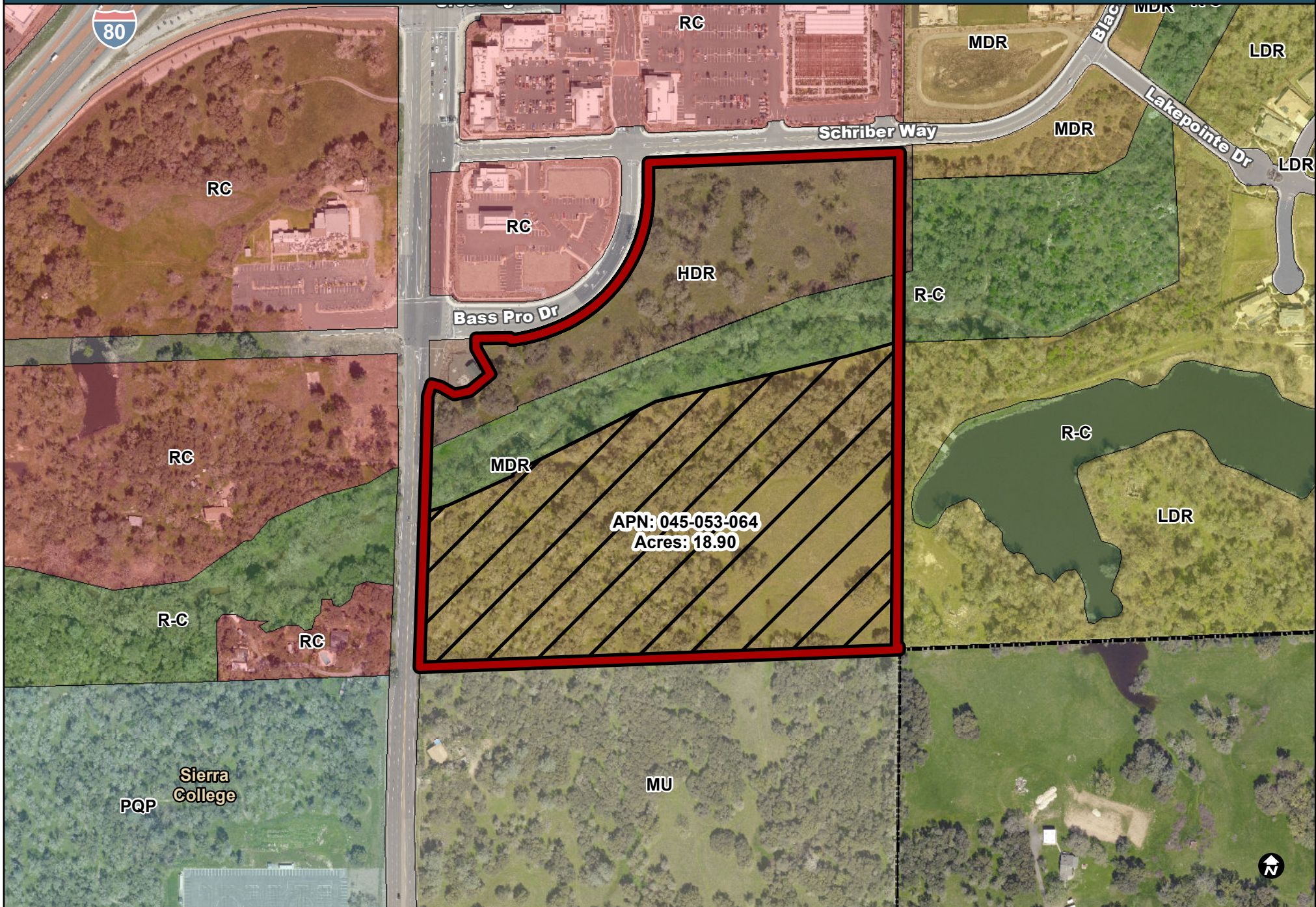


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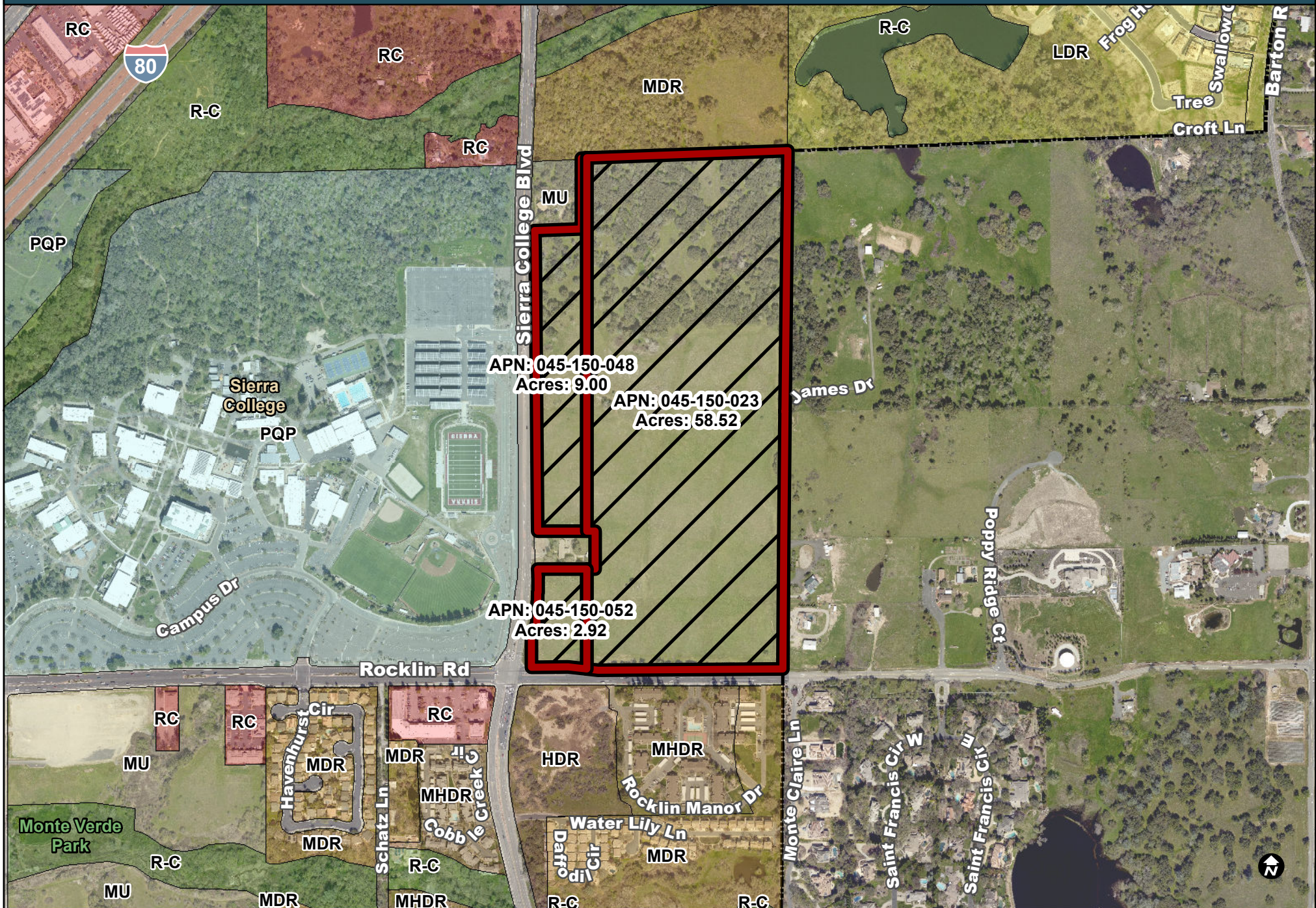
Criteria	Score
2A - Vacant Industrial	0
2B - Vacant Lower Density Residential	0
2C - Vacant Retail Commercial	0
2D - Vacant Business Professional	0
2E - Vacant Mixed Use	0
3 - Revenue Generating Sites	0
4 - Developed Job Generating Sites	0
5A - High Vacancy Existing Retail	0
5C - Declining Hotel Sites	0
6A - Adjacent to Existing SF Residential	0
6B - Across from Existing SF Residential	1
7A - Adjacent to Existing MF Residential	0
7B - Across from Existing MF Residential	0
8 - Walking Distance to Existing Commercial	1
9 - On Main Arterial	1
10 - On Transit Route	0
11 - No CFDs in Place	1
12 - Difficult Site Access	0
13 - Sewer/Water Not Readily Accessible	0
Criteria Total	4
Opportunity Area	Score
Business Parks	0
Community Services	1
Obsolescence	1
Shopping Centers	0
Opportunity Area Total	2



Staff Suggested - Sierra College Blvd Site - 18.9 ac



Staff Suggested - Sierra College N. of Rocklin Rd - 70.44 ac



Staff Suggested - Sierra College S. of Rocklin Rd - 17.38 ac

