

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN OF INTENT
TO INITIATE AN AMENDMENT TO THE ZONING ORDINANCE TO CREATE HIGHER DENSITY ZONES
SPECIFYING A MINIMUM OF 24 UNITS PER ACRE, CREATE MIXED USE ZONE(S), AND
COMPLETE ASSOCIATED GENERAL PLAN AMENDMENTS AND REZONES
FOR CERTAIN PROPERTIES TO MAINTAIN AND UPDATE THE
CITY'S HOUSING ELEMENT AVAILABLE SITES INVENTORY
(RHNA ROI)

WHEREAS, the State Housing Element Law (Gov. Code §65580 *et seq.*) requires local jurisdictions to identify and maintain an Available Sites Inventory that provides zoning and land use at densities considered feasible to accommodate the City's assigned Regional Housing Needs Allocation ("RHNA") for all income levels, including affordable housing development; and

WHEREAS, the current minimum density approved by the state for the purpose of identifying sites that are feasible for affordable housing development in Rocklin is currently 22 units per acre. The default density otherwise mandated by the state is 30 units per acre; and

WHEREAS, on July 24, 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; and

WHEREAS, on August 14, 2018, the City Council also directed the formation of an Ad Hoc Committee to assist staff and the City Council in these efforts; and

WHEREAS, the Committee as formed consisted of two City Council Members, two Planning Commissioners, one former mayor, three housing developers (including those with expertise in affordable housing development) and a representative from the Building Industry Association. All meetings of the Committee were open to and regularly attended by members of the public. The City also retained a professional meeting facilitator to assist throughout the process; and

WHEREAS, the Committee met on average two times per month for eight months, from October 2018 to June 2019; and

WHEREAS, preliminary recommendations from the Committee regarding potential sites to be included in the City's available sites inventory were reviewed by the Planning Commission at a public workshop conducted on April 16, 2019. Property owners of all sites under consideration at that time were notified of the workshop and the Committee's work efforts by direct mail. Several landowners as well as RHNA Committee Members and members of the public were in attendance; and

WHEREAS, the Committee held its final meeting on June 21, 2019, where the Committee adopted its final recommendation to the Council regarding the sites that were recommended for inclusion on the Available Sites Inventory, including the need to process land use and zoning changes, where necessary to comply with State Housing Element Law requirements; and

WHEREAS, City staff presented the Committee recommendations to the City Council on July 23, 2019, September 24, 2019 and staff committed to bring forth its final recommendation to the City

Council in 2020, based on the Committee recommendation and consistent with City Council feedback and direction regarding the sites lists and other strategies regarding Accessory Dwelling Unit (ADU) assumptions, etc.; and

WHEREAS, in consideration of the Committee recommendation and City Council feedback and direction, City staff has prepared a 7-28-20 Revised RHNA Committee Recommended Sites list (**Exhibit A**) and a 7-28-20 Revised Additional Recommended Sites list (**Exhibit B**), including recommended land use and density recommendations for each site, for City Council consideration and adoption.

NOW, THEREFORE, the City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council finds that the 7-28-20 Revised RHNA Committee Recommended Sites (**Exhibit A**) and 7-28-20 Revised Additional Recommended Sites (**Exhibit B**), are suitable for consideration for inclusion on the City of Rocklin's Available Sites Inventory to meet the City's obligations under State Housing Element Law.

Section 2. The City Council hereby authorizes and directs staff to prepare and process amendments to the Rocklin Zoning Ordinance, Zoning Map as well as the Land Use Map for the General Plan where necessary, including preparing all necessary documentation to comply with the California Environmental Quality Act, to prepare for the potential inclusion of the properties identified in the Revised RHNA Committee Recommended Sites (**Exhibit A**) and the Additional Staff Recommended Sites (**Exhibit B**), attached hereto and hereby incorporated by this reference, on the City of Rocklin's Available Sites Inventory.

PASSED AND ADOPTED this 28th day of July, 2020, by the following vote:

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

Greg Janda, Mayor

ATTEST:

Hope Ithurnburn, City Clerk