

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION  
ON AN APPROXIMATELY 11.6 ACRE SITE FROM LIGHT INDUSTRIAL (LI) TO HIGH DENSITY  
RESIDENTIAL (HDR)

(Rocklin Corporate Center / GPA2020-0003)

Section 1. The City Council of the City of Rocklin finds and determines that:

A. The City Council has considered a General Plan Amendment (GPA2020-0003) to change the land use designation of portions of an approximately 11.6 acre site generally located northwest of the intersection of West Oaks Boulevard and Lonetree Boulevard and south of Atherton Road, Assessor's Parcel Numbers (APNs) 017-281-014 and 017-281-015, to High Density Residential (HDR).

B. The City Council of the City of Rocklin has approved a Negative Declaration of Environmental Impact for the project, Resolution No. 2021-XX.

C. The Planning Commission recommended approval of the General Plan Amendment at its regular meeting of December 15, 2020, with a vote of 5-0.

D. The City Council has considered the effect of the approval of this General Plan Amendment (GPA2020-0003) on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources. The project amends the General Plan to facilitate the development of multi-family housing on an underutilized site. The construction of future residential units on this site would increase housing availability.

E. The area is physically suited for the land uses allowed by the proposed General Plan Amendment in terms of topography and availability of services. The project site is generally flat and fronts on public streets. Public utilities are readily available.

F. The circulation and land uses allowed by the proposed General Plan Amendment are compatible with land uses existing and permitted on properties in the vicinity, provided the properties are developed in accordance with the policies and requirements of the Rocklin General Plan and applicable zoning and subdivision ordinances. The project proposes to amend the land use designation from Light Industrial (LI) to High Density Residential (HDR). The allowed development would be multi-family residential projects with similar land uses, densities and development standards to those existing on properties adjacent and within the vicinity of the project site.

G. The circulation and land uses allowed by the proposed General Plan Amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity. Additionally any project would have to comply with adopted Building and Fire Codes that are intended to ensure the safety of future residents. The proposed High Density Residential land use, which allows residential development at a minimum density of 15.5 dwellings per acre, is substantially compatible with adjacent existing multi-family residential development to the south and several of the City's largest employment centers to the north and to the east, as well as numerous vacant parcels within one-half mile of the project site which are designated and zoned for future development of commercial, business professional, and light industrial uses.

H. The land uses and circulation allowed by the proposed General Plan Amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element. Re-designation of the site to HDR would help the City to meet Regional Housing Needs Allocation (RHNA) requirements by providing the City with 11.6 acres of land which can be developed at a minimum of 24 units to the acre.

Section 2. The City Council of the City of Rocklin hereby approves the General Plan Amendment (GPA2020-0003), in substantially the form set forth in Exhibit "A," attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 26<sup>th</sup> day of January, 2021, by the following vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

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Jill Gayaldo, Mayor

ATTEST:

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Hope Ithurnburn, City Clerk

**EXHIBIT A**

Rocklin Corporate Center General Plan Amendment (GPA2020-0003)



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