

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE GENERAL PLAN DESIGNATION OF A SITE FROM MIXED USE AND HIGH DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL

(Quarry Row Subdivision / GPA2016-0001)

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

A. General Plan Amendment GPA2016-0001 proposes changes to the City of Rocklin's Land Use Diagram on an approximately 7.4-acre site known as Quarry Row (APNs 045-031-001, 045-031-002, 045-031-003, 045-031-004, 045-031-005-510 and 045-031-047) from a combination of Mixed Use (MU) and High Density Residential (HDR) to Medium High Density Residential (MHDR).

B. An Environmental Impact Report prepared for this project has been certified via City Council Resolution No. [REDACTED].

C. The Planning Commission recommended the general plan amendment for approval 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 (GPA2016-0001) 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 would facilitate construction of 74 single-family residential units on an approximately 7.4 acre site, which has remained primarily vacant and underutilized for decades. The construction of these residential units would increase housing availability. Approximately 10 percent of the units would be set aside for low income buyers, thereby assisting to meet additional needs of the City and the region.

E. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services. The project site is largely flat and is devoid of any wetlands or other environmental constraints. All utilities and other services are available and located within close proximity to the site.

F. The land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing 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 a combination of High Density Residential (HDR) and Mixed Use (MU) to Medium High Density Residential (MHDR). The site is bordered on

the east and south by Medium Density Residential neighborhoods, on the west by an existing mobile home park, and on the north by various nonresidential uses. The proposed amendment would increase the compatibility of the project site with the neighboring residential land use by allowing it to be developed with single-family homes rather than High Density Residential apartments.

G. The land uses allowed by the proposed amendment, and their density and intensity, are not likely to create serious health problems or nuisances on properties in the vicinity. The proposed Medium High Density Residential land use, which allows a density range of 8.5 to 15.4 dwelling units per acre, is substantially compatible with neighboring Medium Density Residential housing.

H. The land uses allowed by the proposed amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element. General Plan Housing Element Policy 3.4 states that the City should work with developers requesting General Plan Amendments converting a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. The project proposes to initially sell approximately 10 percent of the units to a person or family earning 80 percent or less Area Median Income (AMI). The project will therefore benefit the City by helping it to meet its Regional Housing Needs Assessment (RHNA) obligations.

Section 3. The City Council of the City of Rocklin hereby approves the General Plan Amendment (GPA2016-0001), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

Section 4. In order to comply with the requirements of Senate Bill 330, this General Plan Amendment (GPA2016-001) shall not become effective until the approval and adoption of the separate application known as Rocklin Corporate Center, which includes a General Plan Amendment (GPA2020-0003), a General Development Plan Amendment (PDG2020-0001), and a Rezone (Z2020-0001), by the City Council of the City of Rocklin by resolution(s) and/or ordinance(s).

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

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Jill Gayaldo, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

EXHIBIT A
Quarry Row (GPA2016-0001)

