



City Council Report

Subject: Quarry Row

General Plan Amendment, GPA2016-0001
General Development Plan, PDG2016-0001
Rezone, Z2016-0001
Tentative Subdivision Map, SD2016-0003
Tree Preservation Plan Permit, TRE2016-0002
Design Review, DR2016-0003

Date: January 26, 2021

Submitted by: David Mohlenbrok, Community Development Director
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Department: Community Development Department

Recommendation

- A. Adopt A Resolution Of The City Council Of The City Of Rocklin Certifying A Final Environmental Impact Report, Making Findings Of Fact And Statements Of Overriding Considerations And Approving A Mitigation Monitoring And Reporting Program (Quarry Row Subdivision / GPA2016-0001; PDG2016-0001; Z2016-0001; SD2016-0003; TRE2016-0002; DR2016-0003)
- B. Adopt A 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)
- C. Introduce, Waive The Full Reading And Read By Title Only, An Ordinance Of The City Of Rocklin Establishing The Quarry Row General Development Plan And Rezoning An Area From Retail Business (C-2) To Planned Development 10.5 Dwelling Units Per Acre (PD-10.5) (Quarry Row Subdivision / PDG2016-0001 and Z2016-0001)
- D. Adopt A Resolution Of The City Council Of The City Of Rocklin Approving A Tentative Subdivision Map To Divide A 7.4-Acre Site Into 74 Single-Family Lots And An Oak Tree Preservation Permit (Quarry Row Subdivision / SD2016-0003; TRE2016-0002)

- E. Adopt A Resolution Of The City Council Of The City Of Rocklin Approving A Design Review (Quarry Row Subdivision / DR2016-0003)

Background

Proposal/Application Request

The Quarry Row project proposes to construct 74 single family homes on a 7.4 acre site. The project is an infill development of alley-loaded single-family homes with an average lot size of 2,360 square feet. This project will require the following entitlements from the City of Rocklin:

- A General Plan Amendment to change the land use designation of 1.58± acres of Mixed Use (MU) and 5.8± acres of High Density Residential (HDR) to 7.4± acres of Medium High Density Residential (MHDR).
- A General Development Plan to establish the land uses and development standards for the proposed zone district.
- A Rezone to change the zoning applicable to the project site from Retail Business (C-2) to Planned Development 10.5 dwelling units per acre (PD-10.5).
- A Tentative Subdivision Map to create a 74-unit single family small lot residential subdivision.
- An Oak Tree Preservation Permit for the removal and mitigation of five oak trees.
- A Design Review for the architectural designs, colors, materials, layout, and landscaping of proposed small lot single-family homes.

Project Site Location/Description

The subject site consists of six (6) parcels located on the southeasterly corner of Pacific Street and Grove Street, at 4545 Pacific Street. The Assessor Parcel Numbers (APNs) are 045-031-001, 045-031-002, 045-031-003, 045-031-004, 045-031-005-510 and 045-031-047. See **Figures 1 & 2**.

The site is largely flat and generally irregular in shape. Most of the site is vacant and sees no more activity than an annual mowing. Approximately five oak trees are located on the site, along with a similar number of other trees. The site is devoid of any wetlands.

Figure 1. Project Location



Figure 2. Project Site



Owner/Applicant

The applicant is Todd Lowell with Lowell Development, Inc. The property owner is Irene Ann Coker, Trustee.

Summary of Planning Commission Hearings and Action

On December 15, 2020, the Planning Commission considered the proposed project. Staff presented the project, as well as a Blue Memo which included proposed modifications to conditions of approval which were being requested by the applicant. For the Design Review conditions of approval, the applicant requested that electrical receptacles be placed on the rear/patio side of the units instead of the back of the units, as originally conditioned, due to the alley-loaded orientation of the homes. The applicant also requested that the requirement for natural gas lines to be installed at the rear of each residential unit/structure be removed due to possible changes in PG&E requirements and business practices regarding the provision of gas services. Staff stated that there was no objection to modification of Design Review Condition 4.A to amend the placement of the electrical receptacles, but that Condition 4.B should be retained, as the requirement for natural gas lines to be extended to rear yard areas was a long standing standard condition for all residential developments within the City. However, it was recommended that Condition 4.B be modified to place the lines at the rear/patio side of the units instead of the back, similar to 4.A.

The Blue Memo also included a request to modify the Tentative Subdivision Map conditions of approval. The applicant stated that Condition 11.A should be modified to state that the lettered landscaping lots shall be owned and maintained by a homeowner's association (HOA) for the community instead of by the residents of the subdivision. Staff had no objections to this change. The applicant also requested that Condition 11.C be modified to state that the HOA should "provide quarterly reports" to the Community Development Director rather than "monitor and report" to the Community Development Director on activities and violations of any conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common areas. Staff recommended that the language within 11.C could be amended to include the quarterly report interval but that the language regarding monitoring be left as written. The Assistant City Attorney agreed with this monitoring language recommendation, stating that the language as written was preferable as the word "monitor" encourages proactive measures by the HOA to encourage its members and guests to abide by the requirements, rather than simply to report what the HOA has seen throughout the year.

Following discussion of the Blue Memo, the Planning Commission had questions for staff about required parking on site, unit addressing, staff enforcement of the affordability component, water quality basin design, affordability concentration, noise within the private park, and about the existing residential area abutting the proposed development and what could be done to prevent headlight glare onto the existing home sites and whether the new homes that are visible from the existing neighborhoods would be architecturally enhanced.

Staff informed the Commission that the 46 on-site, off street parking spaces would meet the City's requirement for 0.5 guest spaces per unit (74 units would require 37 guest spaces), that unit addressing

would be required to be consistent with Fire Department requirements, that the City's Housing Division would be responsible for enforcement of the affordability component and that is a function they currently undertake elsewhere in the City, that the area surrounding the water treatment basins would be landscaped to provide residents with some recreational amenities, and that the only separation currently proposed between the existing and proposes residences is a good neighbor fence and that no architectural enhancements are currently required for homes viewable from the adjacent neighborhoods (but architectural enhancements are currently required for all side and rear elevations fronting or visible from a public street).

The project applicant, Todd Lowell, then addressed the Commission regarding the project. Mr. Lowell requested the number of affordable units be decreased from the 8 which was being recommended by staff to 7 units. He also stated that he is concerned regarding the marketing window for the affordable units if eligibility to purchase them does not exist. He requested that a condition of approval be included with the project to allow the affordable units to revert back to market rate if they do not sell within a specified window of time. Mr. Lowell also stated that the development fees for residential construction should be waived for all affordable units, as they are often too expensive to be able to justify the cost. If no waiver is available, there should be an opportunity for the fees to be deferred to occupancy of the homes rather than prior to building permits. He also stated that any private recreational amenities such as park areas would be subject to the City's noise requirements.

The Commission asked Mr. Lowell what kind of outreach he had done for the project. He stated that he had done significant outreach to all neighbors within 600 feet and he had received a few comments. He also stated that he had agreed to work with one of the neighbors to plant new vegetation in their yard to make up for the loss of shade which would result from the removal of one of the oak trees on the project site that was adjacent to the neighbor's yard. The Commission also asked him how he wanted the affordable component of the project to work with regard to the units reverting back to market rate and how the affordable units would be located. Mr. Lowell said that ideally they would have four to five months to market the units as affordable prior to them reverting to market rate and that the units would be scattered throughout the subdivision rather than be clustered in one single area. The Commission then asked if the applicant would be willing to modify the alleys and parking area to pull them as far away from the shared property line with the residential neighborhood as possible in order to decrease light and noise impacts to neighbors. Mr. Lowell said that the primary objective in the location was to provide for safe turning radii's, but that he would be willing to make modifications if it doesn't impact the abilities of residents to maneuver vehicles into their garages.

The Planning Commission opened public comment. There were no speakers from the public who chose to comment on the project. The Commission closed public comment and moved to deliberation.

The Planning Commission asked staff about the applicant's requests. Staff informed the Commission that there is not currently a mechanism to defer fees. Laura Webster, Director of Long Range Planning and Housing, spoke about the applicant's request for a "sunset clause" for the affordability component. She stated that the City is required to report a dwelling unit as affordable at the time building permits are issued. She said that, if the affordable units were to revert to market rate, this would cause numerous problems for the City and would cause the report to the State to be inaccurate. She also said that, due to the state of the economy, she does not anticipate that there would be any issues selling the affordable units and recommended that the affordability requirement be left as currently written.

The Commission all agreed that they support the certification of the EIR, as well as the GPA and Rezone of the property. They said that, while unfortunate, the removal of oak trees would be warranted and that they appreciated that the applicant prepared home designs which were substantially similar and complimentary with the Quarry District architectural design guidelines, even though the property is located outside of architectural district boundaries. They also stated that, with regard to the number of affordable units, they could support seven (7) units rather than the eight (8) which were recommended by staff. However, they stated that it should be up to the City Council to discuss potential fee waivers or a possible “sunset clause” on the affordable units.

The Commission recommended approval of the project 5-0, with the following modifications:

- 1) Modify Design Review Conditions 4.A and 4.B as discussed above.
- 2) Modify Tentative Subdivision Map Condition 11.A as discussed above.
- 3) Include new Design Review condition requiring enhanced facades on all second story wall faces adjacent to existing residential (Lots 1, 4, 5, 10, 11, 16, 20, 21, 26, 27)
- 4) Include a new Design Review condition requiring that, prior to construction document submittal, the project alleys and paseos should be shortened to the minimum length required for safety/circulation where they terminate at the perimeter of the site adjacent to existing neighborhoods to allow for enhanced landscape buffering.
- 5) Include a new Design Review condition requiring that fencing at the termination of alley’s and the parking lot drive aisle be modified to provide for a 6-foot tall masonry wall the width of the alley or drive aisle to block headlights from shining into existing residential neighborhoods.
- 6) Modify Tentative Subdivision Map Condition 12.1 and General Development Plan item #7 to reduce the required number of affordable units to 7.

These recommended modifications are reflected in the accompanying project packet.

Project Site Background

The project site is approximately 7.4 acres. There is one building located on the project site, fronting Pacific Street. The remainder of the project site is comprised of a gravel parking lot and vacant land. The building was originally constructed in the 1930s and was known as Pleasure Hall, a dance hall and music venue. In the 1960s, it was converted into a skating rink. Most recently, the building has been known as Coker Plaza and was occupied by a dance studio. The building is identified in the 2011 City of Rocklin General Plan Update Environmental Impact Report as a property of local historical interest. A recent assessment of the site concluded that it is eligible for the California Register under Criterion 1 for its association with the history of social-cultural events, recreation and entertainment in Rocklin and Placer County. Its period of significance begins in the 1930s during the Great Depression, extends through World War II, and culminates in the period of the baby-boom generation of the 1950s and 1960s. It has therefore been determined that the demolition of the building could have a significant impact on historic resources, thus requiring preparation of an Environmental Impact Report (EIR). For additional information, see the “Environmental” section below.

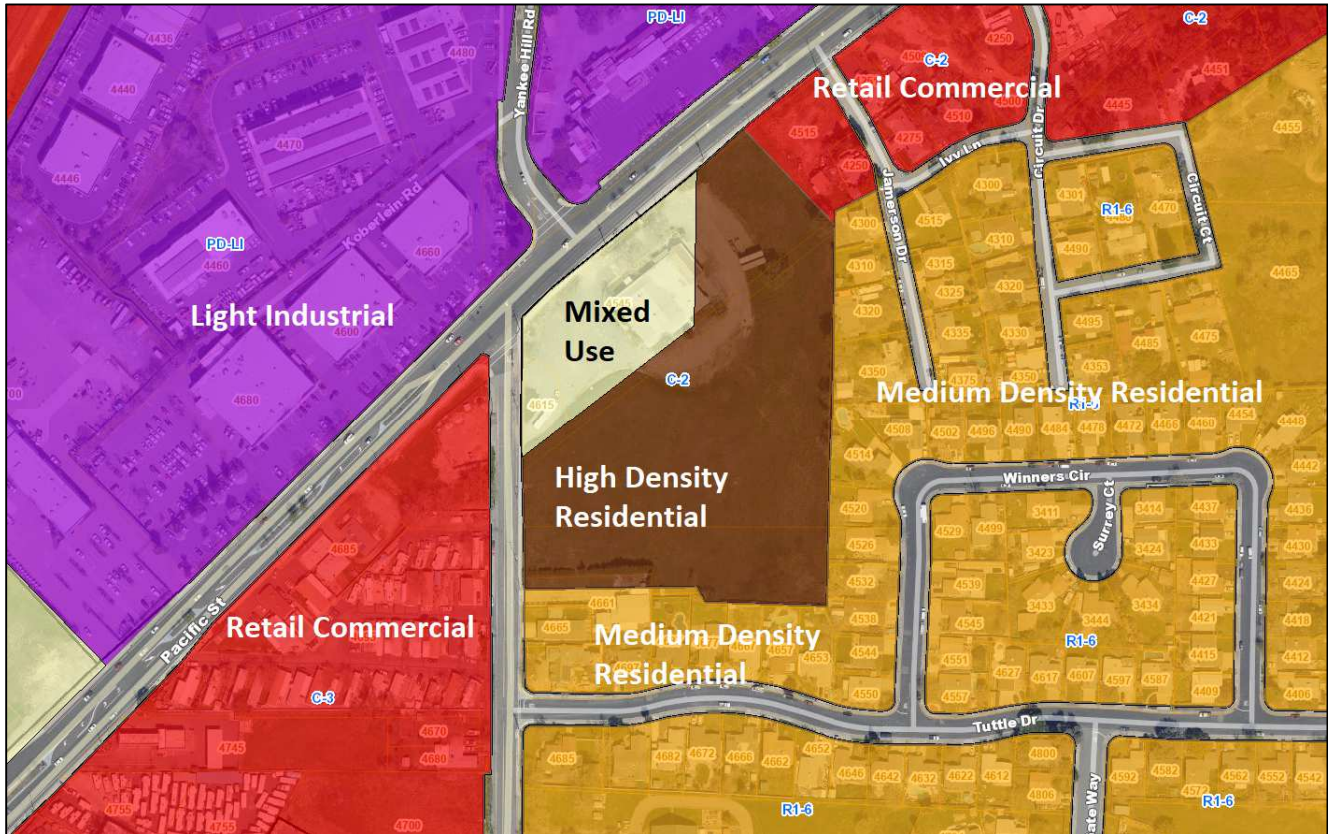
Surrounding Land Uses

The project site fronts on Pacific Street on the north and Grove Street on the west. Single family subdivisions are located to the east and south. On the west side beyond Grove Street is the Royal Oaks Mobile Home Park. On the north side beyond Pacific Street are various commercial and light industrial uses. **Table 1** contains the surrounding uses. **Figure 3** contains the current zoning and general plan land use designations for the subject property, as well as surrounding uses.

Table 1. Surrounding Uses

	Current Use	Current General Plan / Zoning
Project Site	Mostly vacant with one building	High Density Residential (HDR) and Mixed Use (MU) / Retail Business (C-2)
North	Light Industrial / Commercial	Light Industrial (LI) and Retail Commercial (RC) / Planned Development Light Industrial (PD-LI)
South	Single-Family Residential	Medium Density Residential (MDR) / Residential Single Family 6,000 s.f. minimum lots (R1-6)
East	Single-Family Residential	Medium Density Residential (MDR) / Residential Single Family 6,000 s.f. minimum lots (R1-6)
West	Royal Oaks MHP	Retail Commercial (RC) / General Service Commercial (C-3)

Figure 3. Current General Plan/Zoning



General Plan Amendment

According to the General Plan Land Use Map, the project site is currently designated for 5.82 acres of High Density Residential (HDR) and 1.58 acres of Mixed Use (MU). As the HDR designation requires a minimum density of 15.5 dwelling units per acre, and as the MU designation allows 10 to 40 dwelling units per acre, a minimum of approximately 155 residential units could theoretically be located on the 7.4 acre site.

The project proposes to amend the General Plan land use designation for this site to Medium High Density Residential (MHDR). The MHDR designation allows for a density range of 8.5 to 15.4 dwelling units per acre, which would therefore allow between 63 and 114 total units on the 7.4 acre project site. This would reduce the potential number of dwelling units which could be constructed on this site by approximately 41 units.

Senate Bill 330

In October 2019, as part of an 18-bill housing package, Governor Gavin Newsom signed Senate Bill 330 (SB 330), also known as the “Housing Crisis Act of 2019”. In part, this bill requires cities within California to maintain a “no net loss” of housing unit capacity. This means that if an entitlement application seeks approval of a general plan amendment or re-zone resulting in a reduction in the minimum number of

housing units required to be developed on a site under that property's existing General Plan designation/zoning, that the reduction in the minimum number of housing units required to be developed must be made up elsewhere in the City by amending the land use designation and zoning on a separate parcel(s).

As discussed, the proposed project is requesting a General Plan Amendment to change the General Plan designations of the project site from MU and HDR to MHDR, which would reduce the minimum required residential density of the project site by 41 dwelling units. Accordingly, another application must be processed and approved concurrently which will increase the density of a different site within the City by at least 41 dwelling units to maintain a "no net loss" of housing unit capacity City-wide.

Therefore, concurrently with the Quarry Row project, the applicant is also requesting approval of the Rocklin Corporate Center General Plan Amendment and Rezone. This project is a request for approval of a General Plan Amendment, General Development Plan Amendment, and Rezone to change the general plan land use designation of a site in Northwest Rocklin from Light Industrial (LI) to High Density Residential (HDR) and to amend the Stanford Ranch General Development Plan to change the zoning from Planned Development Industrial Park (PD-IP) to Planned Development Residential 24 Dwelling Units Per Acre, Minimum (PD-24+). This site, consisting of two parcels which total 11.6 acres, is located northwest of the intersection of West Oaks Boulevard and Lonetree Boulevard, south of Atherton Road. APNs 017-281-014 & -015. See **Figure 4**.

Based on the proposed General Plan designation of HDR and zoning of 24 units per acre minimum, the Rocklin Corporate Center project site would potentially develop with a minimum of 219 residential units. This would exceed the reduction in potential dwelling units which would result from the approval of the Quarry Row project, and would therefore be consistent with SB 330.

Staff supports the land use designation change, because the Quarry Row project site has remained primarily vacant and underutilized for decades. Amending the site from MU and HDR to MHDR and developing small lot single-family homes on this property would be consistent with the adjacent single-family homes to the east and south and the mobile home park to the west.

Figure 4. Rocklin Corporate Center GPA/Rezone



General Development Plan and Rezone

Although the majority of the site is designated High Density Residential (HDR), the entire site is zoned Retail Business (C-2), which does not allow any residential uses. In order to make the project consistent with the proposed MHDR General Plan designation, the applicant proposes to establish the Quarry Row General Development Plan (PDG). The PDG would create zoning for the site, Planned Development Residential – 10.5 dwelling units per acre (PD-10.5), and would establish land uses and development standards.

The uses and development standards proposed are consistent with the proposed MHDR General Plan designation. The primary use permitted by right in the PD-10.5 zone would be single-family homes. **Table 2** outlines the development standards the applicant has proposed for the proposed zone district. This table regulates minimum lot size, lot dimensions, setbacks, building height, lot coverage, parking requirements, and driveway length.

The design of the proposed project is consistent with the proposed development standards. Staff has no objection to the proposed Quarry Row General Development Plan.

Table 2 – Project Development Standards (PD-10.5)

Lot Dimensions	
Minimum Width	25 feet
Minimum Depth	70 feet
Minimum Area	2,000 square feet
Setbacks	
Front*	8 feet from paseo; 10 feet from street
Rear	4 feet
Side – interior	3 feet
Side – to alley	5 feet
Side – to street	10 feet
Side – project perimeter**	15 feet
Height	
Primary Structure	30 feet
Accessory Structure	14 feet
Lot Coverage	
Maximum	70%
Parking Spaces	2 spaces per home (garage)
Driveway Length	Less than 5 feet or greater than 18 feet.

*Applies to main building. Front porch (open on two or more sides) may extend 3 feet into front setback.

**Applies to lots abutting existing residential development (lots 1, 4, 5, 10, 11, 16, 20, 21, 26, 27 and 29). A 9-foot setback at the primary structures northeastern corner is permitted on Lot 1, due to the irregular parcel shape, any subsequent additions of habitable space shall comply with a 15 foot setback. Patio covers (structures attached to the house and open on three sides) may encroach into the 15 foot setback up to 10 feet.

Rezone

The project proposes to rezone the site from C-2 to the proposed PD-10.5 zoning district which would be created by the proposed Quarry Row General Development Plan. The proposed zoning of PD-10.5 would be consistent with the proposed General Plan designation of MHDR.

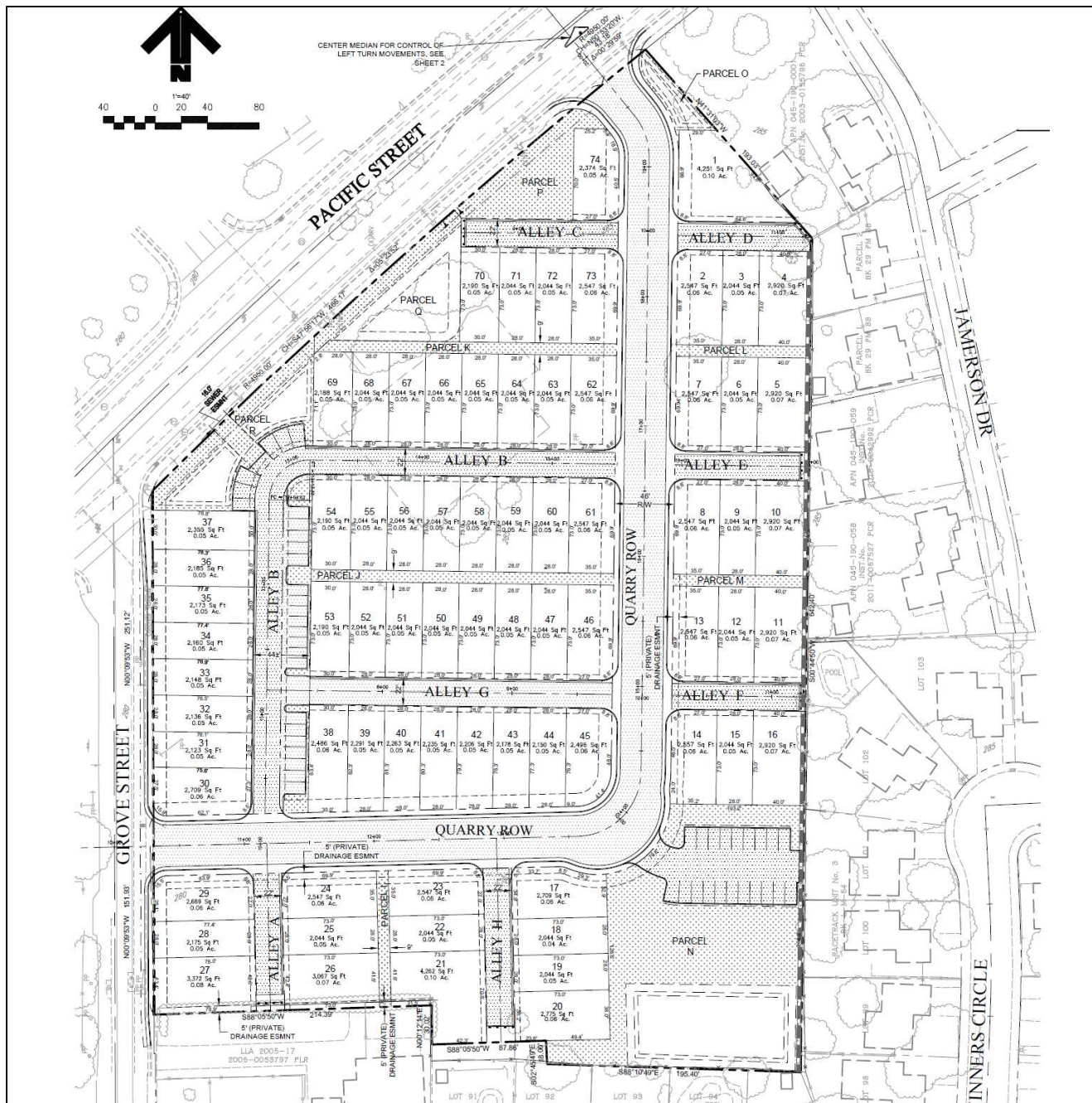
Tentative Subdivision Map

Subdivision Design – General

The project proposes to subdivide the 7.4-acre project site into 74 individual single-family lots and 10 lettered lots for paseos, landscaping, storm water detention, and a sewer easement. The residential lots have been designed in a tight, nearly zero lot line configuration at a density of approximately 10

dwellings per acre. Lot sizes would range from 2,044 square feet to 4,251 square feet. The minimum lot size would be 28 feet wide by 73 feet deep. Vehicular entrance to each lot would be from an alley at the rear of the homes. The alley would be loaded on both sides with home sites. Occupants would share this alley for access to their respective two-car garage. See **Figure 5**.

Figure 5. Tentative Subdivision Map

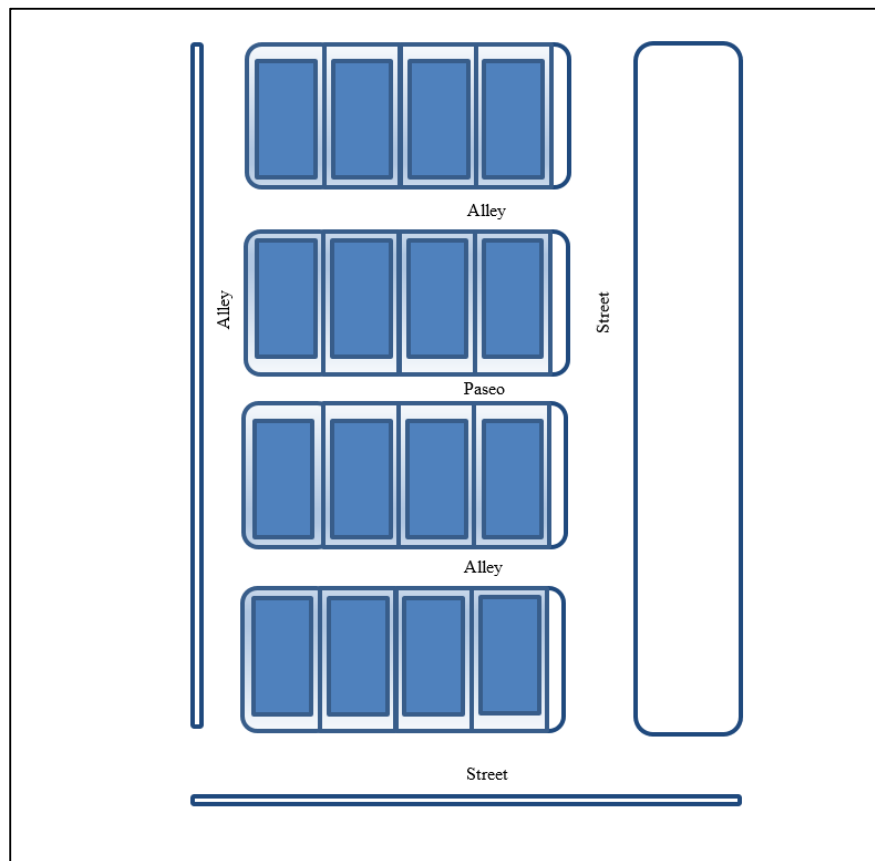


Vehicle Access/Circulation

Project access would be provided from two different points. A right in/right out access is proposed on Pacific Street and a full access is proposed on Grove Street. In order to prohibit left turns into and out of the site while continuing to allow full turning movements into and out of the commercial development across Pacific Street, the project has been conditioned to construct a median in Pacific Street. The project has also been conditioned to install “no left turn” signs in the existing median to prevent westbound traffic on Pacific from turning into the site, as well as at the project entrance to prevent traffic exiting the site from turning left.

Vehicle access to the residential lots would be provided from shared 22-foot wide paved private alleys. The front of homes would face Grove Street, the internal street, or a nine-foot wide paseo (a shared landscaped pedestrian walkway area between the fronts of homes). The nine-foot wide paseos, combined with the eight-foot front yard setback, would place 25 feet between the fronts of opposing main buildings. A stylized graphic of the Alley/Paseo/Street relationship is provided as **Figure 6**.

Figure 6. Side by side lot relationship



Street Design

The project proposes to use the City of Rocklin's Minor Street Typical Section, per standard drawing 3-1. The project includes an intersection elbow and is requesting a modification of the City's standard elbow design. The Minor Street Typical Section is a 46-foot wide right-of-way. The standard radius for an elbow using this right-of-way is 56 feet. The project is proposing to use a modified elbow design. The reason for this request is because of the design constraints of this infill site with the proposed residential product design. This modification has been reviewed by the City Engineer and has been determined to be acceptable. The proposed "Quarry Row" street would be publicly owned and maintained. The alleys would be private, owned and maintained by the Home Owners Association (HOA) established for the project.

The applicant has proposed the use of special decorative street light standards at two locations within the project (at the entrance to the project off Pacific Street and the sharp right turn on Alley B), see Sheet PL2 of the Tentative Subdivision map. As these lights are attractive and would be owned and maintained by the project HOA, staff has no objection to their use. Staff is concerned that the visitor parking area on Lot N, adjacent to the detention basin, does not provide for any lighting, which could be a safety concern. Therefore, staff has included a condition in the draft resolution for approval of the tentative map to require a light standard to be provided for that parking lot area.

Grading, Retaining Walls and Stormwater Quality

The project's grading is designed to balance on-site as closely as possible, although some fill import is anticipated. Retaining walls are proposed to level the site. The retaining walls are located along a majority of the eastern project boundary and a small portion of the southern boundary, and would range from 12 to 36 inches in height. A 6 foot tall enhanced wood privacy fence would be installed on top of these retaining walls except at the end of alley's and the parking lot drive aisle where the Planning Commission required masonry walls to block vehicle headlights from shining in adjacent yards.

Based upon the preliminary grading plan, the project has 5962 cubic yards of cut and 8206 cubic yards of fill. This is a net difference of 2244 cubic yards of fill. This number does not include spoils from trenching, footings, basins, which is expected to reduce the need for imported fill material to approximately 1000 cubic yards.

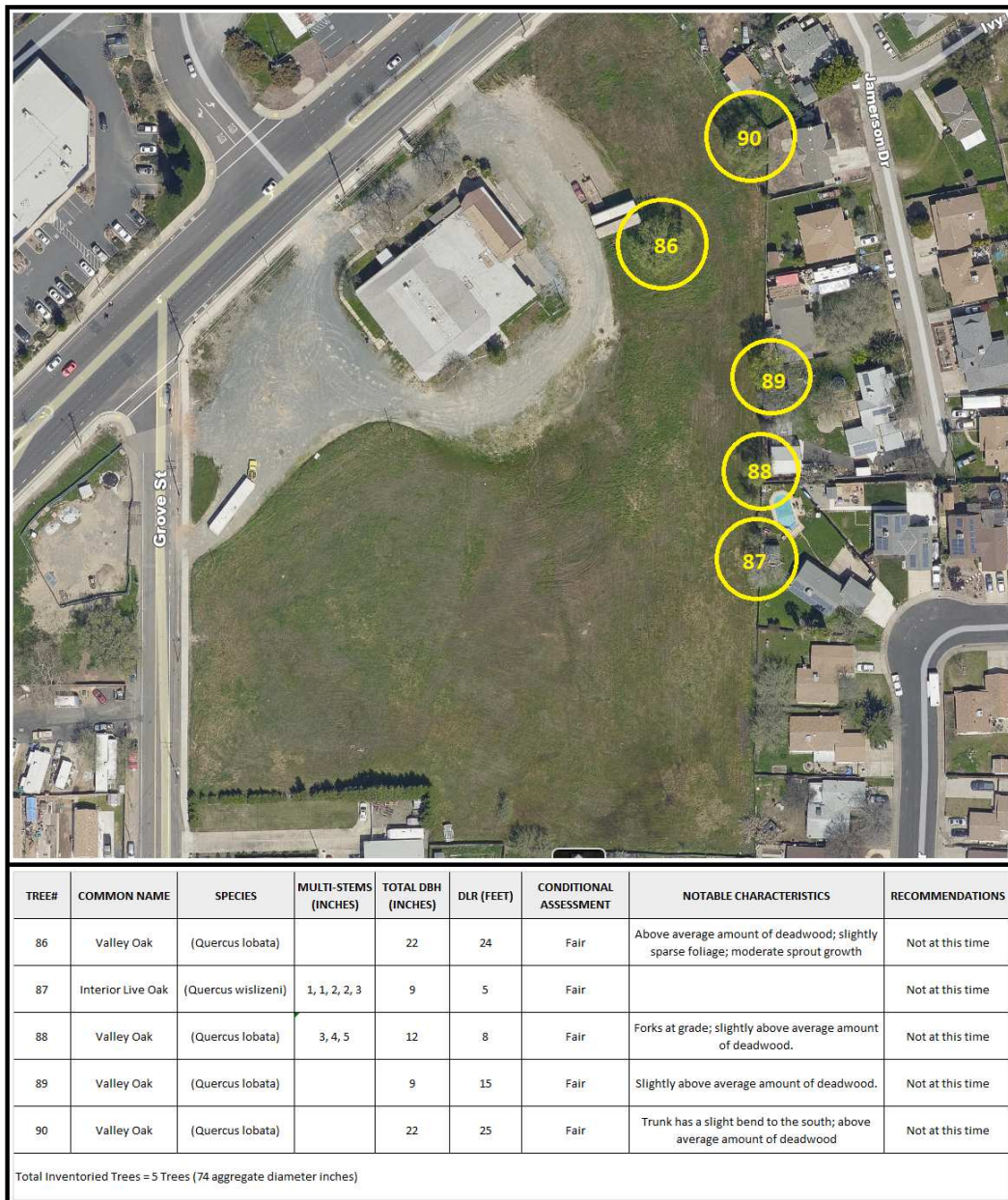
Storm drainage will be collected, treated, and discharged pursuant to the City's requirements. A Preliminary Drainage Report has been provided. The preliminary design of the system is indicated on the grading and utility plan. The project would be compatible with the Phase II Small MS-4 requirements. Volume and rate of storm waters leaving the site would remain unchanged from the predevelopment situation.

The project is conditioned to comply with the City's Post Construction Manual for Stormwater management. Air quality, sediment, and erosion control measures are required to be implemented and maintained during construction.

Oak Tree Preservation Permit

There are a total of five medium sized native oak trees on the project site, all of which are proposed to be removed. While staff encouraged preservation of the trees, it was not possible due to required project grading, as discussed further below. According to the arborist report which was prepared for the project, none of these trees have been identified as being dead, dying, or a hazard and are therefore not exempt from mitigation. See **Figure 7**.

Figure 7. Proposed Oak Tree Removal



The project includes four trees (#87, #88, #89 and #90) that are located between 3-10 feet of the easterly property line. Tree #87 is located near the east end of proposed Alley F; #88 on future lot 11; tree #89, at the easterly end of proposed Alley E; and Tree #90, on future lot 4. The reason these trees are proposed for removal is because of the grading that will be required to prevent this portion of the site from continuing to drain across the neighboring lots on to Jamerson Drive and Winners Circle.

Presently, in its natural topography, the eastern portion of the site slopes down towards the Jamerson Drive and Winners Circle properties. In order to prevent this cross-lot drainage from the site when it is developed, fill ranging from approximately 2.5 feet near tree #89 and 2 feet near tree #87 must be placed to raise this east edge of the site to “tip” the future drainage away the existing neighbors. This fill is required in the majority of root zone of these two trees and filling to such an extent would damage the health of the tree, especially considering these trees are rated as only being in fair condition. Consequently, these trees will be removed to eliminate cross-lot drainage in the future.

Another tree proposed for removal is tree #86, which is located further to the west than the other four trees. Due to the design of the site and the placement of the project streets and residential properties, this tree, which is also noted to be in “fair” condition, is unable to be retained.

The project has been conditioned to mitigate for the removal of oak trees on the project site consistent with the requirements of the City’s Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B).

Fencing, Walls and Noise Analysis

The City of Rocklin General Plan goal for noise is: “To protect residents from health hazards and annoyance associated with excessive noise levels”. To implement that goal, the City has adopted Noise Compatibility Guidelines prepared by the State Office of Noise Control. The objective of the Noise Compatibility Guidelines is to assure that consideration is given to the sensitivity to noise of a proposed land use in relation to the noise environment in which it is proposed to be located. For single-family residential uses, exterior noise levels up to 60 dB Ldn are Normally Acceptable, and exterior noise levels from 60-70dB Ldn are Conditionally Acceptable. The maximum allowable interior noise level is 45 dB Ldn.

A noise analysis was prepared for the proposed subdivision to analyze transportation noise, including noise from Pacific Street, to review compliance with City standards for acceptable noise levels in residential developments.

Based upon the findings of the noise study, the Environmental Impact Report contains mitigation measures in the form of specific construction materials and / or construction standards required to mitigate noise impacts from the existing roadway on the residents of the proposed homes adjacent to Pacific Street. These mitigation measures have been incorporated into the recommended conditions of approval.

Where the project abuts existing residential development, enhanced six foot wood privacy fences are proposed except at the end of alley's and the parking lot drive aisle where the Planning Commission required masonry walls to block vehicle headlights from shining in adjacent yards. Homes fronting on Grove Street would have 30 inch high wood and metal mesh fences (similar to the fences in Quarry Park) adjacent to the street. The Pacific Street frontage would have a 42 inch high wood and metal mesh fence. The project proposes to enclose the water quality / landscape areas adjacent to Pacific Street with similar 42 inch high metal mesh decorative fences. See the fencing plan attached to Exhibit A of the Tentative Subdivision Map Resolution for additional fencing information.

Project Affordability

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. As an objective, the policy states that projects should target 10 percent of the proposed units as affordable, depending on the level of affordability or other amenities provided. It also states that the City should pursue the inclusion of "extremely low income" units in the negotiated target number of affordable units.

In order to meet this policy requirement, the applicant has proposed that 7 of the 74 units (9.4 percent) be set aside for "low income" home buyers, with the rest of the homes to be sold at market rates. The "low income" category covers individuals or families with a household income at 80% of Area Median Income (AMI).

As the applicant has not agreed to setting aside any of the units for "extremely low income" buyers, staff feels that the project should be required to meet the minimum of 10 percent, in order to comply with the Housing Element Policy. This is consistent with the calculation of applicable units for affordability obligations applied to other similar projects in the City. Therefore, staff recommended that 8 of the 74 units (10.8 percent) would be set aside for low income buyers. However, as previously discussed, at the meeting of December 15, 2020, the Planning Commission agreed with the applicant that 7 of the 74 units would be sufficient to meet the Policy 3.4.

In order to achieve this requirement, the project has been conditioned to record an affordability regulatory agreement for these lots or equivalent, to the satisfaction of the City Attorney prior to or concurrently with recordation of a Final Map. Said contract to include the following provisions:

1. The Developer would be required to initially sell seven (7) of the units to a person or family earning 80% or Less AMI and at a price affordable to said persons as calculated by the City. Both the actual sales price and income eligibility of the buyers to be verified by the City.
2. The contract or deed restriction over the affordable properties is to run with the land and obligate the future buyer(s) of each of the affordable properties.

3. Subsequent to the original sale of each affordable unit by the developer to a qualified buyer further sales of each affordable property would be permitted at market rates provided any sale of one of the properties before five (5) years from the original sell date would entitle the City to 100% of any equity that is created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. A sale after five (5) years of ownership would entitle the City to 50% of the equity created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. Subsequent sales of each affordable unit beyond the first resale by the original purchaser would not trigger an equity share requirement with the City.

This requirement would have the following benefits:

- Provides home ownership opportunity for Lower Income households – Initial Owners only.
- The City counts each unit one time toward Regional Housing Needs Assessment (RHNA) with issuance of the initial building permit for each unit. This is true whether the units remain affordable for multiple resales or not.
- The administrative burden on the City is very limited and is therefore manageable.
- The first buyer receives the benefit of the unit's original reduced sale price and, after 5 years, part of the equity gained when the unit is resold at a market rate.
- The City's share of the resale equity will provide a new one time source of funds that can be used by the City to contribute toward other affordable housing projects in the future.

While the affordability component is only available for the first owners of the home and does not create long term affordability opportunities, it provides the same benefit to the City toward meeting its RHNA obligations, without creating cumbersome and time consuming staffing requirements that have become apparent with projects that have a long term affordability requirement (typically 30+ years). Based on these facts, staff recommends approval of this option to meet the project's Housing Element affordability requirements.

Design Review

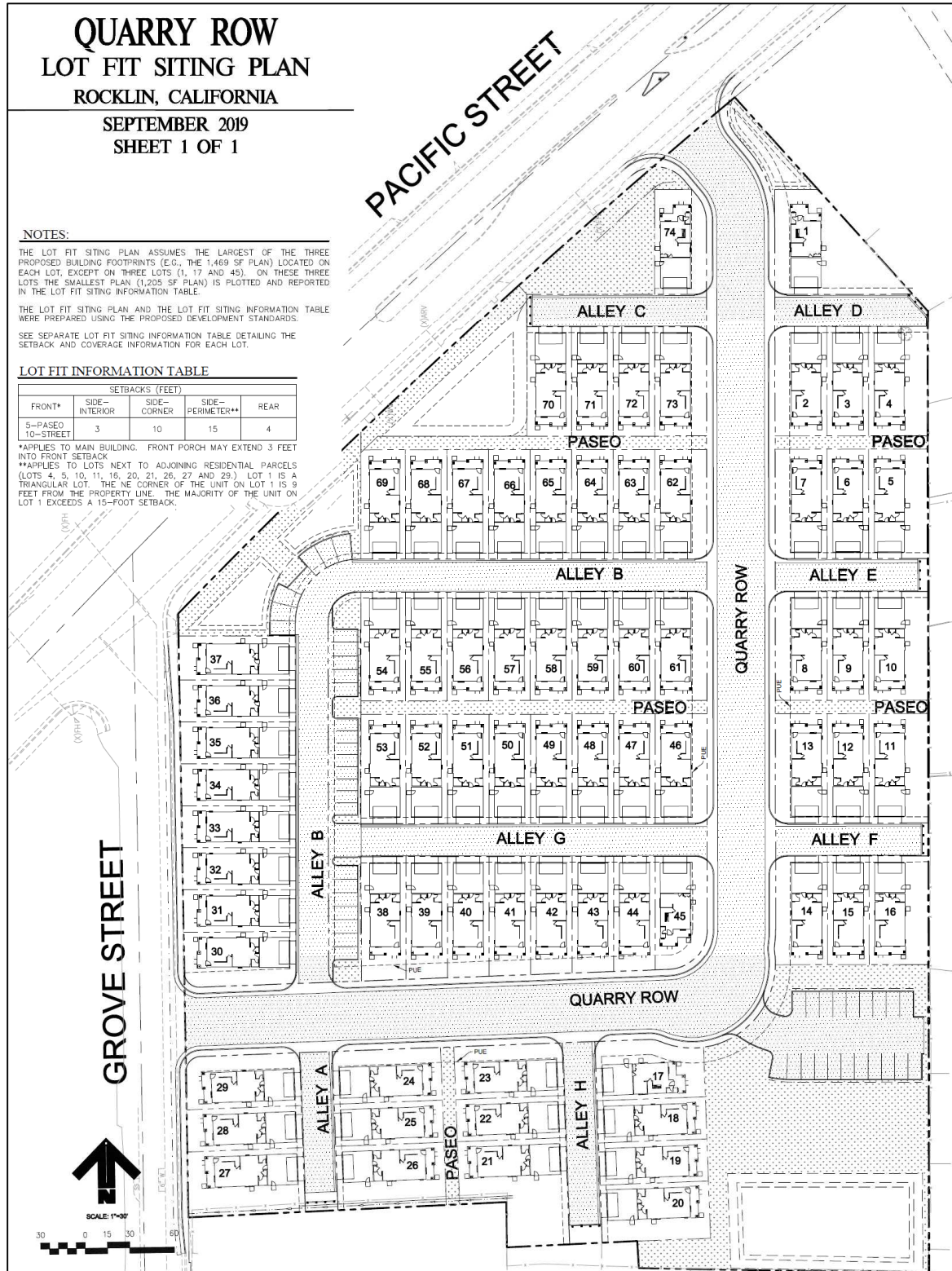
Site Design

The Quarry Row project is an infill development on an irregularly shaped lot immediately abutted by existing single-family homes. The project proposes to demolish the one existing building on the site and develop 74 two story single-family homes on lot sizes ranging from 2,044 square feet to 4,251 square feet. The residential lots would be alley-loaded. Occupants would share these private alleys for access to their respective two-car garage.

As discussed earlier, a General Development Plan has been proposed as a part of this project to establish development standards, such as setback and lot coverage for this development. Along the perimeter of the project site where lots would abut existing residential neighborhoods, a side yard setback of 15 feet has been proposed to provide a buffer between the proposed two story homes and the existing residential units to the east and south. The only exception to this is on Lot 1, which is an irregularly shaped lot, which proposes a 9 foot setback from the nearest portion of the building to the property line for the initial home construction; any potential future addition of habitable space to that home would have to comply with the 15 foot setback.

The Lot Fit Analysis provided by the applicant shows how the proposed homes would fit onto the single-family lots based on these development standards, is included as **Figure 8**.

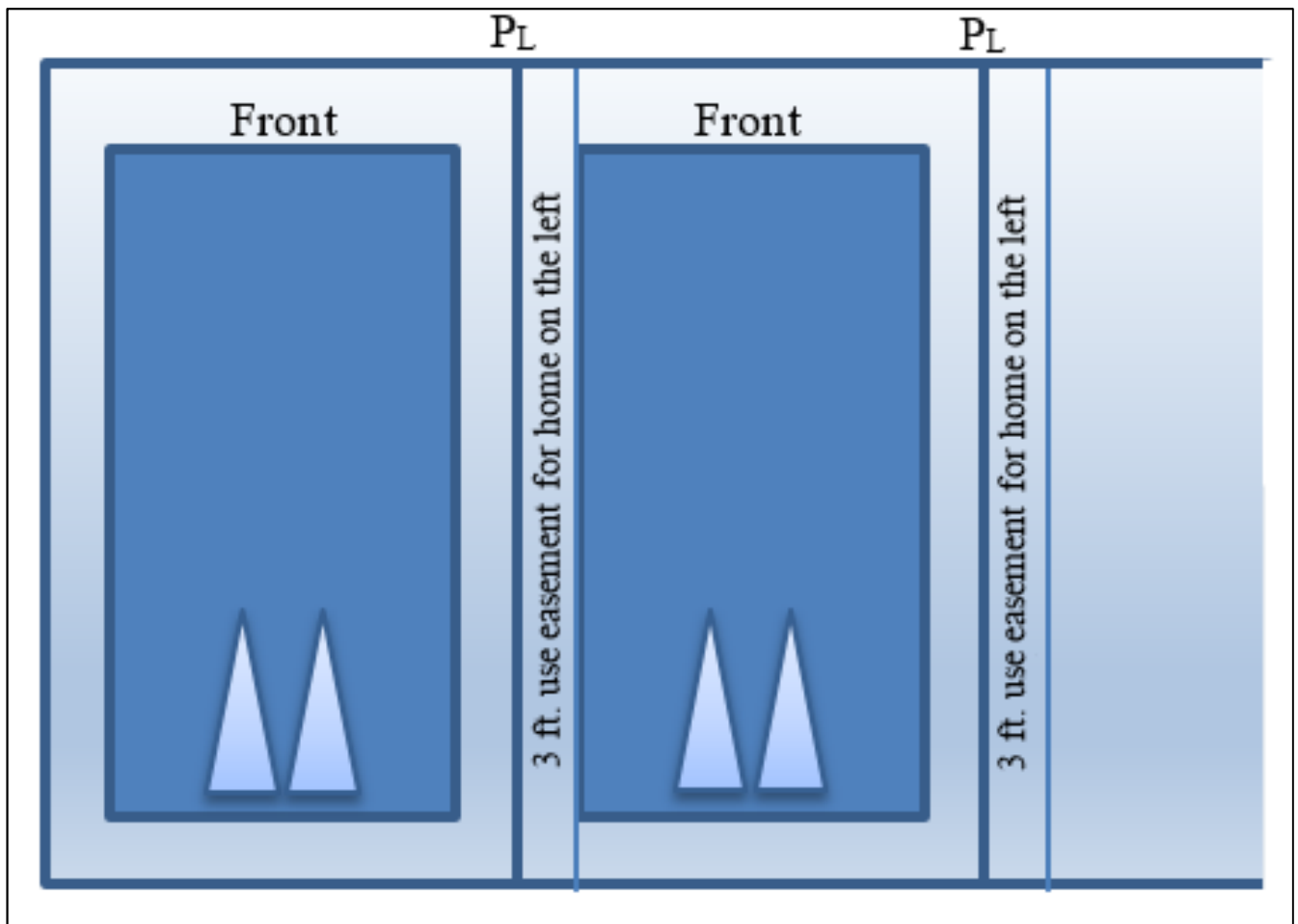
Figure 8. Lot Fit Siting Plan



Use Easements

Along the interior side of each home site, the neighboring property will have a 3-foot wide use easement along the property line. For example, as illustrated in **Figure 9**, the house on the left would have a use easement over the adjacent side yard area of the house on the right. This easement area, plus the side yard of the house on the left, would be used by the house on the left as private yard space. The house on the right would maintain the ability to enter upon that side of the lot for maintenance of the house. There would be no fence along the common property line between the homes. For privacy, wing fences would be installed at the front and rear between the homes. This arrangement allows for greater usable outdoor space for each unit and has been successfully utilized in several projects in the City in the past, including the Springview Meadows development off Springview Drive. The proposed yard configuration is consistent with the requirements of the PD-10.5 standards described above. See **Figure 8**.

Figure 8. Side by side lot relationship



Parking

The City of Rocklin Municipal Code (RMC) specifies that typical single family residential developments shall provide two parking spaces in a two-car garage accessed via a twenty-foot long driveway immediately contiguous to the garage opening. The RMC does provide that detached garages may be located five (5') feet from an alley. Visitor parking is typically accommodated in driveways and on the public street.

This project proposes for each home to provide for a two car garage, to be located within four feet of the access alley (consistent with other small lot developments in the City) and consistent with the development standards in the proposed PD-10.5 zoning. To ensure that residents use garages for parking and not storage, a parking management plan would be included in the Codes Covenants and Restrictions for this project. The project HOA would be responsible to monitor and enforce this provision. This has been included as a condition of approval in the draft resolution for the tentative subdivision map.

Visitor parking would be accommodated by 46 on-site, off-street parking spaces located on Alley B and Parcel N. An additional 59 on-street parking spaces would be available on Grove Street and along both sides of the proposed "Quarry Row" (the street's primary interior roadway) because this street uses the City's Minor Street Typical Section, which provides for parking on both sides of the street. The RMC requires that apartment developments provide for a minimum of 0.25 visitor parking spaces per unit and staff has used this standard as a guide for the provision of visitor parking in small lot single family developments with limited or no on street parking. So far, staff is not aware of any significant issues with the use of this standard. As this project will construct more than 0.5 visitor parking spaces per unit and additionally provide for significant on street parking opportunities, staff believes the proposed parking will be adequate for the proposed 74 units.

At the Planning Commission's recommendation, 6 foot tall masonry walls would be required to be installed at the terminus of alleys and the parking lot drive aisle bordering existing residential neighborhoods to reduce glare from vehicle headlights into people's yards.

Architecture

The project site is not located within any of the four architectural districts established by the City Council. The nearest of these is the Quarry District, of which the nearest boundary is located approximately 1,000 feet to the south of the project site's boundary line. Due to this proximity, the applicant has designed the proposed buildings to be complimentary to Quarry district guidelines.

The project proposes three different floor plans (living areas ranging from 1,205 to 1,469 square feet) with three different elevation styles each (Prairie, Farmhouse, and Craftsman). Three color and materials schemes are provided for each of the elevation styles. The colors are generally earth tones, although some muted reds and blues have also been incorporated into the accents of one of the palettes. Staff has compared the proposed subdivision's architectural designs with the provisions in the City's adopted Design Review Guidelines and determined that they are consistent with those criteria.

See **Figure 9** for a conceptual streetscape plan, which shows the three different floor plans, each with a different elevation style.

Figure 9. Building Architecture Rendering



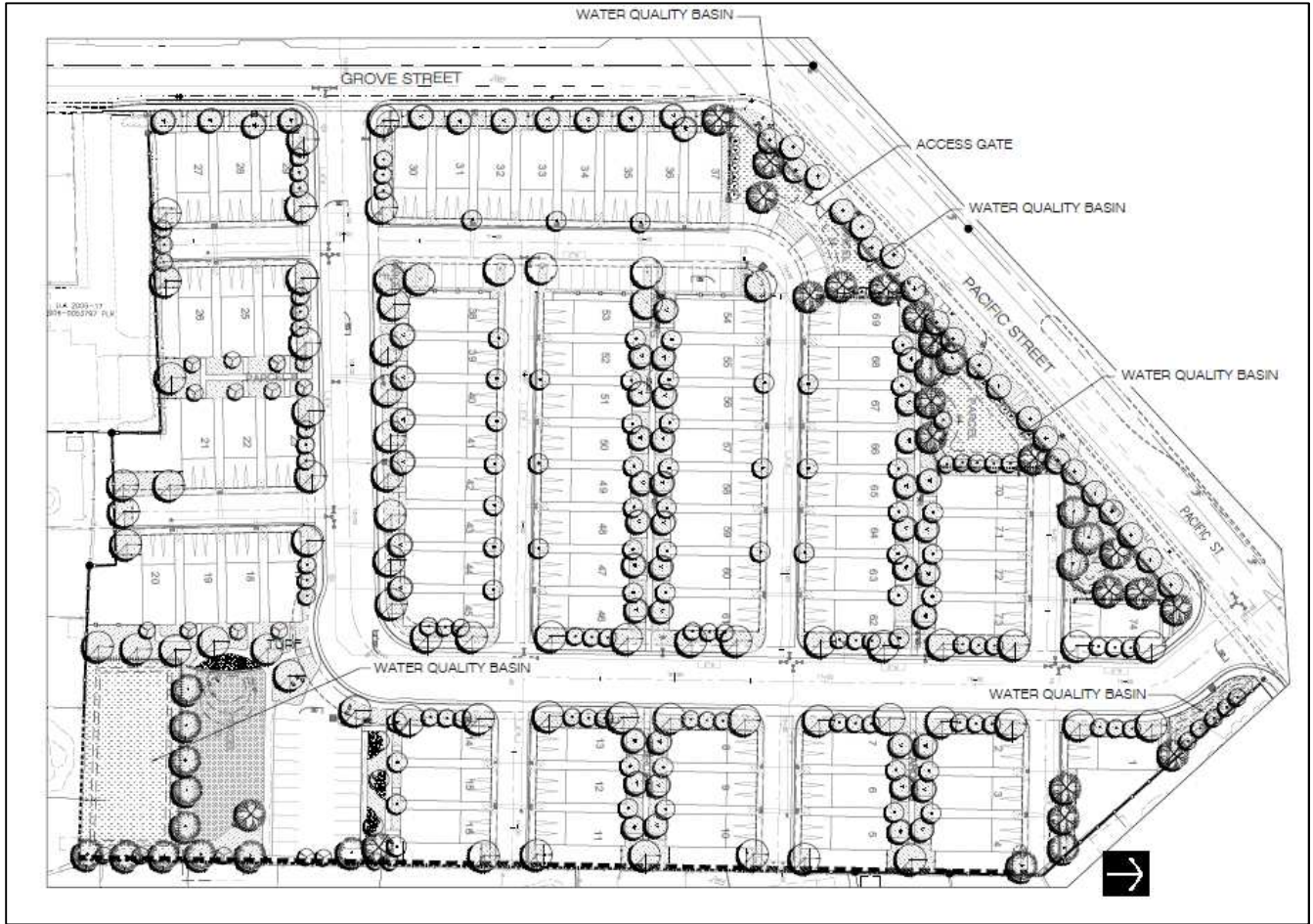
At the Planning Commission’s recommendation, the project has been conditioned so that the second story facades on homes which border existing residential neighborhoods to the east and south be enhanced to improve the aesthetic appearance from those properties.

Individual Lot Landscaping

Front and street side yard landscaping is provided for each lot as applicable. Each lot will have a tree in the front yard. Paseos between homes will be heavily landscaped and include several trees. See **Figure 10**. Front yard landscaping also includes shrubs and turf consistent with the State’s Water Efficiency Landscape Ordinance. All front and street yard landscaping would be maintained by the HOA.

Landscaping improvements would be installed by the builder after the completion of the subdivision improvements and as the homes are being constructed. The project has been conditioned that a minimum of one shade tree shall be planted in the front yard of interior lots and a minimum of two shade trees shall be planted in the front yard of corner lots, with consideration given to appropriate placement within the reduced Public Utility Easements (PUEs), to the satisfaction of the Community Development Director, prior to the final inspection for each home.

Figure 10. Preliminary Landscape Plan



Homeowners Association

The paseos and alleys would be held as common property owned by a Home Owners' Association (HOA). The HOA will also be responsible for the maintenance of all front and street yard landscaping on the single-family lots. As such, the project would create Codes, Covenants and Restrictions (CC&Rs), which would be recorded with the project's final map. The project has been conditioned to require CC&Rs to be reviewed to the satisfaction of the Community Development Director prior to recordation.

Environmental

Consistent with the requirements of the California Environmental Quality Act (CEQA) an Initial Study was prepared to determine the project's potential impacts on the environment. As previously discussed, the project is proposing removal of a building, now known as Coker Plaza, which is listed in the 2011 City of Rocklin General Plan Update EIR as a property of local historical interest as a dance hall and music venue. In addition, a recent assessment of the site concluded that it is eligible for the California Register under Criterion 1 for its association with the history of social-cultural events, recreation and entertainment in Rocklin and Placer County. As such, demolition of this building would

have a significant impact on historic resources. Therefore an Environmental Impact Report was prepared for the project.

The notice of completion for the Draft EIR was forwarded to the Office of Planning and Research pursuant to Section 15085 of the Guidelines. The City distributed copies of the Draft EIR to those public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies, and sought the comments of such persons and agencies pursuant to Section 15086 of the Guidelines. The City circulated the Draft EIR for public review between December 14, 2017 and January 29, 2018, and notice inviting comments on the adequacy of the Draft EIR was given in compliance with Section 15087 of the Guidelines. The City thereafter evaluated and prepared responses to the comments received on the Draft EIR pursuant to Section 15088 of the Guidelines, and prepared the Final EIR including all such responses as provided in Sections 15089 and 15132 of the Guidelines.

The EIR contains a mitigation measure that, prior to demolition of the structure, the building's use and history shall be documented in a Historic American Building Survey (HABS), including photographs, plans, drawings, interviews and written documentation, to preserve a definitive history of the building and its uses. The HABS report shall be provided to the appropriate depository or depositories (e.g., the Rocklin Historical Society, and Placer County Archives).

Letters from Commenting Agencies

This project was circulated to various City, County, State, and utility agencies for review and no issues of concern were identified. Comments from agencies have either been addressed through the project design or have been included as Conditions of Approval.

Recommendation

The Planning Commission and staff recommend approval of the Quarry Row project as proposed and conditioned.

Prepared by Nathan Anderson, Senior Planner