



City Council Report

Subject: Rocklin Corporate Center
General Plan Amendment, GPA2020-0003
General Development Plan Amendment, PDG2020-0001
Rezone, Z2020-0001

Date: January 26, 2021

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

Proposal/Application Request

The application is a request for approval of a General Plan Amendment, General Development Plan Amendment, and Rezone to change the land use designation and zoning on vacant 6.5+/- and 5.1 +/- acre sites (11.6 total acres), which would facilitate future development of a multi-family community at a minimum of 24 dwelling units per acre.

The project is proposing the following:

- General Plan Amendment to change the project site's land use designation from Light Industrial (LI) to High Density Residential (HDR)
- General Development Plan Amendment to amend the Stanford Ranch General Development Plan to add the Planned Development Residential 24 Dwelling Units Per Acre Minimum (PD-24+) zoning district
- Rezone from Planned Development, Industrial Park (PD-IP) to Planned Development Residential 24 Dwelling Units Per Acre Minimum (PD-24+)

This project does not include a specific development proposal, as such it will not directly result in any construction activities or a direct physical change in the environment. Any future development would be subject to additional entitlements and review by the City of Rocklin.

Location

The project site is comprised of two undeveloped parcels located northwest of the intersection of West Oaks Boulevard and Lonetree Boulevard and south of Atherton Road within the City of Rocklin. The Assessor's Parcel Numbers are 017-281-014 and 017-281-015 (**Figure 1**).

Figure 1. Project Location



Owner/Applicant

The applicant is Lowell Development, Inc. and the property owner is Rocklin Corporate Center, LLC.

Summary of Planning Commission Hearing and Action

On December 15, 2020, the Planning Commission considered the proposed project. The Commission asked staff whether a traffic study was prepared for the project. David Mohlenbrok, the Community Development Director, said that a trip comparison was prepared for the project which showed that the proposed High Density Residential designation/zoning would result in fewer trips than the existing Light Industrial designation/zoning. There was no public comment.

During deliberation, the Planning Commission was generally supportive of the project. It was stated that this is an underutilized site which was not likely to proceed with a Light Industrial project any time soon, and that the site was on the Regional Needs Housing Allocation (RHNA) Ad Hoc Committee's recommended list of sites. The Commission voted 5-0 to recommend approval of the Negative Declaration, General Plan Amendment, General Development Plan Amendment, and Rezone to the City Council.

Site Characteristics

The project site is vacant and is covered with grasslands and other native vegetation and is also interspersed with vernal pools, as well as some other wetland areas associated with the creek corridor on APN 017-280-014 (the westernmost parcel). The project is located to the south of Atherton Road, north of West Oaks Boulevard, west of Lonetree Boulevard, and east of State Route 65. To the north of the project site is land designated as Recreation/Conservation and existing businesses within the Atherton Tech Center Business Park. The Atherton Tech Center Business Park is also located directly to the west, with State Route 65 located beyond. To the east of the project site is a vacant parcel designated for Light Industrial land uses, with office complexes located beyond, as well as a church facility and Kathy Lund Park. To the south of the project site is West Oaks Boulevard, with High Density Residential land uses including the Arroyo Vista and the James Apartment communities located beyond. See **Table 1** and **Figure 2** for surrounding land uses.

Table 1. Surrounding Uses

	Current Use	Current General Plan / Zoning
Project Site	Vacant	Light Industrial (LI) / Planned Development Light Industrial (PD-LI)
North	Office Buildings / Open Space	LI and Recreation-Conservation (R-C) / Planned Development Light Industrial (PD-LI) and Wetlands (W)
South	Apartments	High Density Residential (HDR) / Planned Development Residential, 18 dwellings per acre (PD-18)
East	Church / Park	Business Park (BP) and R-C / Planned Development Business Park (PD-BP) and Park
West	Office Buildings	LI / PD-LI

Figure 3. Current General Plan/Zoning



Assessor Parcel Number (APN) 017-280-014 (the westernmost property) is approximately 6.5 acres in size; however the net developable area is considered to be approximately 4 acres, due to environmental resources located on the west side of the parcel. APN 017-280-015 (the easterly most property) is approximately 5.1 acres in size, which is considered to be fully developable, as it does not have the same environmental constraints. Based on the total developable acreage of approximately 9.1 acres and assuming a density of 24 units per acre (the minimum density permitted per the proposed zoning), theoretically the project site could be developed with 219 multi-family residential units (96 units on the net four acre site and 123 units on the 5.1 acre site), assuming, typical associated parking, and a 15,000 square foot community clubhouse.

Background

The project site is within the boundaries of the Stanford Ranch General Development Plan, which was approved by the City Council in 1987. In 2003, the City Council approved the Rocklin Corporate Center project, which rezoned approximately 79 acres of land designated for business professional use to Planned Development – Industrial Park (PD-IP) and approximately 10 acres of land from Business Professional to Retail Commercial. The subject site is within the area that was redesignated to PD-IP. The site has never been developed.

General Plan and Zoning Compliance

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”. As part of this bill, SB 330 requires cities within California to maintain a “no net loss” of housing unit capacity. This means that if an entitlement application seeks a reduction in density of a residentially designated parcel (i.e. a reduction in the number of housing units permitted on a particular parcel(s) under the current General Plan designation/zoning), that this reduction in the currently permitted number of housing units must be made up elsewhere in the City by amending land use and zoning on a separate parcel(s).

Concurrently with the Rocklin Corporate Center project, staff is also processing the Quarry Row project, which is located in central Rocklin at the southeasterly corner of Pacific Street and Grove Street. The proposed Quarry Row project is requesting a General Plan Amendment to change the land use designations of that site from Mixed Use (MU) and HDR to Medium High Density Residential (MHDR), which would reduce the allowed density of that project site by 41 units. Accordingly, another application must be processed and approved concurrently which will increase the density of a different site within the City to maintain a “no net loss” of housing unit capacity City-wide.

The Rocklin Corporate Center General Plan Amendment and Rezone is being processed for that purpose. Based on the proposed General Plan land use designation of HDR and zoning of 24 units per acre minimum, the Rocklin Corporate Center project site could potentially develop with a minimum of approximately 219 residential units (subject to the constraints discussed above). This would exceed the reduction in potential dwelling units which would result from the approval of the Quarry Row project, and would therefore allow that project to be consistent with the requirements of SB 330.

General Plan

As previously discussed, the site is designated in the City’s General Plan land use map as Light Industrial (LI). The project is requesting to be redesignated to High Density Residential (HDR). The HDR designation is intended to provide areas for multi-family homes, conveniently near commercial uses, employment centers, arterial and collector streets, and other intensive uses.

The site is adjacent to an 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.

Staff supports the land use designation change because the project has the potential to bring additional residents to land which has been underutilized since its annexation into the City. Further, redesignation 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. As previously discussed, the project would also facilitate the Quarry Row project's ability to comply with SB 330 to.

General Development Plan Amendment and Rezone

As part of this project, a General Development Plan Amendment has been proposed to modify the Stanford Ranch General Development Plan in order to add one new zoning district; Planned Development Residential, 24 Dwelling Units Per Acre Minimum (PD-24+). Currently, the highest density zoning within Stanford Ranch is Planned Development Residential, 20 Dwelling Units Per Acre (PD-20). The new PD-24+ district would allow additional flexibility within the General Development Plan area in the future, and has the potential to facilitate possible in-fill projects through the standard public hearing process. As previously discussed, no physical development is proposed at this time on any property as a result of this project.

The proposed permitted/conditional uses and development standards for PD-24+ shall be the similar to the Multiple-family Residential (R-3) zoning district within the Rocklin Municipal Code, as detailed below:

Planned Development Residential, 24 Units Per Acre Minimum (PD-24+) District

Permitted Uses

- A. Apartments, townhouses*, condominiums (for residential use, including cluster developments);
- B. Accessory buildings subject to regulations of the Rocklin Municipal Code (RMC);
- C. Accessory uses as regulated by the RMC;
- D. Duplexes, triplexes, subject to regulations of the RMC.

* Townhome projects set in a common area parcel with private streets where the minimum lot size requirements, lot coverage, and setbacks would apply to the common area parcel(s) and not individual townhome lots only. Lot / block townhome projects where each lot accessed via a public street and / or alley would not be possible in this zone.

Table 2 – Proposed PD-24+ Development Standards

Minimum Lot Area	6,000 square feet (interior lots) 6,500 square feet (corner lots)
Minimum Lot Width	60 feet (interior lots) 65 feet (corner lots)
Building Setbacks	
Front Living/Porch	20 feet
Side Interior	10 feet
Side Street	15 feet
Rear	15 feet
Specified Streets	Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback.
Maximum Lot Coverage	60%
Maximum Building Height	
Principal	50 feet The maximum allowable height may be increased beyond 50 feet subject to justifications provided and accepted as part of a design review approval.
Accessory	14 feet
Dwelling Unit Minimum Area	Minimum square footage per dwelling shall be regulated by the RMC.
Off-Street Parking	Off-street parking shall be provided subject to regulations of the RMC

The proposed zoning for the site, as amended and established by the concurrent General Development Plan Amendment, has been found to be consistent with and would implement the land uses proposed by the General Plan Amendment being processed concurrently with this entitlement.

Environmental Determination

This project is a request for a General Plan Amendment and a Rezone/General Development Plan Amendment and does not include a specific development proposal, as such it will not directly result in any construction activities or a direct physical change in the environment. However, because the project modifies the land use designation and zoning on the site, an Initial Study/Negative Declaration of Environmental Impacts was prepared to analyze potential changes. For purposes of this CEQA analysis, because the project has the potential to result in a reasonably foreseeable indirect physical change in the environment, it was conservatively assumed that a multi-family residential community with 30 residential units per acre and associated site improvements including parking and landscaping would be developed on the project site. Any future development would be subject to additional entitlements and review by the City of Rocklin, including an analysis of whether additional review under CEQA would be required beyond this document.

Letters from Commenting Agencies

This project was circulated to various City, County, and utility agencies for review and no issues of concern were identified.

Recommendation

The Planning Commission and staff recommend that the City Council approve the Rocklin Corporate Center project as proposed and conditioned.

Prepared by Nathan Anderson, Senior Planner