



City Council Staff Report

Subject: 2021 General Plan Annual Progress Report

Date: March 22, 2022

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Department: **Community Development Department**

RECOMMENDATION:

Adopt a Resolution of the City Council of the City of Rocklin Accepting the 2021 General Plan Annual Progress Report and Directing the Submittal to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR)

BACKGROUND:

Government Code Section 65400 has long required City and County submittal of Annual Progress Reports regarding the implementation of a City's Housing Element. Additional legislation requires that an Annual Report also be prepared regarding the status of the General Plan and implementation efforts completed on a Fiscal Year or Calendar Year basis. This General Plan Annual Progress Report (GP APR) has been prepared to describe activities conducted in Calendar Year 2021 and must be presented to the City's legislative body and then submitted to the Governor's Office of Planning and Research (OPR) and State Department of Housing and Community Development (HCD) by April 1, 2022. This memo/GP APR, and referenced documents, will be included as Exhibit A to the attached Resolution and submitted to the State.

Overall General Plan Status

The most recent comprehensive update of the City of Rocklin's General Plan occurred in 2012. Notable amendments were completed in 2015 to address Urban Levels of Flood Protection (consistent with the Central Valley Flood Protection Act) and to incorporate the 2016 Placer County Local Multi Hazard Mitigation Plan into the Rocklin Community Safety Element by reference.

2021-2029 Housing Element Update

Like many jurisdictions throughout the State, a large portion of General Plan related efforts in Rocklin in 2021 were focused on preparation of the City's 2021-2029 Housing Element Update.

The Update included detailed analysis required by State law related to: 1) existing demographics and housing characteristics; 2) market, government and environmental constraints; 3) land, financial and administrative resources available to meet housing demand; 4) accommodation of the City's Regional Housing Need Allocation; 5) establishment and/or modification of goals and policies to address housing needs; and 6) a review of past accomplishments under the 2013 - 2021 Housing Element.

The City went through a rigorous public participation process and detailed collaboration with the State Department of Housing and Community Development, throughout the update process. Significant effort was also placed on addressing new requirements including an assessment to Affirmatively Further Fair Housing and strategies to improve Housing Mobility in High Resource Areas.

Long before the formal start of the City's current Housing Element Update, the City participated in a Regional Assessment of Impediments to Fair Housing (AI) which included extensive public outreach both with Rocklin stakeholders and those throughout the Sacramento region.

The City also formed a Regional Housing Needs Allocation (RHNA) Committee that conducted public meetings approximately every two weeks for a nine-month period between October 2018 through June 2019. The RHNA Committee, made up of local housing and affordable housing developers, current and former City Council Members, Planning Commissioners and representatives from the Building Industry Association (BIA), examined a number of criteria and critical factors culminating in specific recommendations for sites to be included in the City's Available Sites Inventory for the 6th Cycle Housing Element Update.

The City Council conducted a public hearing on July 28, 2020 and provided direction to staff regarding sites to be included in the RHNA Resolution of Intent (ROI) for inclusion in the Housing Element Update Available Sites Inventory and associated General Plan Amendments and Rezones. Actual General Plan Amendments and Rezones will be separately processed.

The City Council conducted a public workshop to solicit input on potential housing programs on September 22, 2020.

A Public Review Draft 2021-2029 Housing Element was prepared and widely distributed for public review on November 20, 2020.

The City Council and the Planning Commission conducted a special joint meeting and public hearing on December 8, 2020 to provide an additional opportunity for input prior to the City's submittal of the document to the State Department of Housing Community Development (HCD) for their technical review.

The Draft 2021-2029 Housing Element document was submitted to HCD for their initial 60-day review on December 23, 2020.

An initial set of comments regarding the December 2020 Draft Document was provided by HCD.

Due to the nature and extent of some of the comments, staff conducted a public workshop with the City Council on April 27, 2021, to receive further direction, prior to completing additional revisions to the document.

The REVISED Public Review Draft 2021-2029 Housing Element was resubmitted to HCD on May 21, 2021 with a request for that agency's expedited review. The City simultaneously released the REVISED Public Review Draft 2021-2029 Housing Element in track changes form for additional review by the public, stakeholders, Planning Commission Members and Members of the City Council.

On July 20, 2021, HCD provided a 2nd response letter, requesting additional modifications.

City staff discussed proposed responses to those items with HCD staff and incorporated the changes into the REVISED July 2021 Adoption Draft Document presented at the August 3, 2021 Planning Commission Hearing, and subsequently adopted by the City Council on August 24, 2021.

All documents, presentations, meetings and hearings related to the Housing and Safety Element Update were open and available to the public. Prior packets and audio or video from the City's Regional Housing Needs Allocation (RHNA) Committee, Planning Commission and City Council meetings can be found by entity and date on the City's website at: <https://www.rocklin.ca.us/agendas-minutes>. Even though the update process took place in the midst of the COVID 19-pandemic, all public workshops and hearings took place with both in person and virtual/Zoom meeting attendance options.

The City is pleased to report that Rocklin received a Compliance Letter regarding the newly adopted element from the State Department of Housing and Community Development on November 29, 2021 (See Attachment 1 to Exhibit A of the resolution).

A copy of the full 2021-2029 Housing Element Update document is available on the City's website on the General Plan page at the following link: <https://www.rocklin.ca.us/post/general-plan>

An excerpt of the Goals, Policies and Programs resulting from the 2021-2029 Housing Element Update process are included as Attachment 2 to Exhibit A of the resolution.

2021 Community Safety Element and Action Plan Update

Concurrent with the update of the City's Housing Element, a comprehensive update to the City's General Plan Community Safety Element and associated Action Plan was also conducted, to address climate adaptation and resiliency strategies and identify new information relating to flood and fire hazards in compliance with State law and recent legislation.

The revised Safety Element has been prepared to follow the most recent State guidance and recommendations on community safety and vulnerability. It is also consistent to the extent possible with recent and ongoing related plans across Placer County, including the new Placer County Sustainability Plan and the somewhat concurrent update to the county-wide Local Hazard Mitigation Plan (LHMP) which was adopted by the Placer County Board of Supervisors in November 2021. The City is currently

processing a General Plan Amendment to incorporate the newly adopted 2021 county-wide Local Hazard Mitigation Plan Update by reference into the recently Updated Safety Element.

The City's recently adopted 2021 Community Safety Element and associated Action Plan Update were reviewed by City Departments and distributed to all appropriate state agencies as part of the update process. Opportunities for public comment were also provided during combined Housing and Safety Element workshops and hearings.

A copy of the full 2021 Safety Element is available on the City's website on the General Plan page at the following link: <https://www.rocklin.ca.us/post/general-plan>

An excerpt of the Updated Goals, Policies and Action Plan resulting from the 2021 Safety Element Update process is included as Attachment 3 to Exhibit A of the resolution.

Land Use Element - General Plan Amendments

In 2021, the City reviewed and approved a General Plan Amendment and Rezone to accommodate a small lot single family development project on a 7.4-acre site called Quarry Row on the outer edge of the City's Downtown/Central Rocklin corridor. The infill site was designated as a combination of Mixed Use (MU) and High Density Residential (HDR) and a General Plan Amendment to Medium High Density Residential was required. Although the change did not create a "no net loss" issue in terms of the City's applicable Housing Element Available Sites Inventory at the time, additional land in the City also needed to be redesignated to housing to comply with recent SB 330 legislation.

Quarry Row Subdivision Site



The Quarry Row General Plan Amendment (GPA) to change the site from MU and HDR to MHDR, reduced the minimum required residential density of the project site by 41 dwelling units. However, the applicant concurrently processed the Rocklin Corporate Center General 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 gross acres (9.1 acres net developable), created the potential for development of a minimum of 219 residential units. This General Plan Amendment and Rezone far exceeded the reduction in potential dwelling units resulting from approval of the Quarry Row project and maintained the City's consistency with SB 330.

Rocklin Corporate Center GPA/Rezone Site



Noise Element Implementation

Although not specifically required as part of the City's Noise Element implementation, in 2021 the City began to consider the appropriateness of a Noise Ordinance to address construction noise hours of operation identified in the Noise Element Action Plan and other potential items. Staff began the process of drafting such a document and will likely bring it forward for City Council discussion and potential adoption in 2022.