

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION
OF ASSESSOR PARCEL NUMBERS 017-281-016 AND 017-284-015 FROM LIGHT INDUSTRIAL (LI)
TO MIXED USE (MU) AND OF ASSESSOR PARCEL NUMBERS 365-020-067 THROUGH -072 FROM
BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL (BP/COMM/LI)
TO HIGH DENSITY RESIDENTIAL (HDR)
West Oaks Regional Housing Needs Allocation (RHNA) Sites General Plan Amendment, General
Development Plan Amendment, and Rezone (GPA2021-0005)

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

A. The City Council has considered a General Plan Amendment (GPA2021-0005) to change the land use of Assessor Parcel Numbers (APNs) 365-020-067 through -072 (Area A - 12.5 total acres) from Business Professional/Commercial/Light Industrial (BP/COMM/LI) to High Density Residential (HDR), and to change the land use of APNs 017-281-016 (Area B - 6.55 acres) and 017-284-015 (Area C - 6.74 acres) from Light Industrial (LI) to Mixed Use (MU).

B. A Negative Declaration of Environmental Impacts prepared for this project has been recommended for approval via Planning Commission Resolution No. PC-2022-04.

C. The Planning Commission recommended the general plan amendment for approval at its regular meeting of December 15, 2020 with a vote of 4-0 (one absence).

D. The City Council has considered the effect of the recommended approval of this General Plan Amendment (GPA2021-0005) 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 Area A and multi-family housing and/or retail commercial development on Areas B and C, all three of which are underutilized sites. The potential construction of future residential units on these sites would increase housing availability.

E. The three project areas are physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services. The project sites are generally flat and front on public streets. Public utilities are readily available.

F. The circulation and land uses allowed by the proposed 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 Mixed Use (MU) and of APNs 365-020-067 through -072 (Area C - 12.5 total acres) from Business Professional / Commercial / Light Industrial

(BP/COMM/LI) to High Density Residential (HDR). On Area A, 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. On Areas B and C, the Mixed Use designation would allow for development of residential uses at a density of 10 to 40 dwelling units per acre, but would also provide flexibility to allow for nonresidential uses.

G. The circulation and land uses allowed by the proposed amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity. For Area A, the proposed High Density Residential land use, which allows residential development at a density of 15.5 dwellings per acre and greater, 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 multi-family residential, commercial, business professional, and light industrial uses. For Areas B and C, the proposed Mixed Use land use, which allows residential development at a density of 10 to 40 dwelling units per acre, but would also provide flexibility to allow for nonresidential uses, would be 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 multi-family residential, commercial, business professional, and light industrial uses.

I. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element. Redesignation of Area A to HDR would help the City to meet Regional Housing Needs Allocation (RHNA) requirements by providing the City with 12.5 acres of land which can be developed at a density of 15.5 units to the acre or greater. Redesignation of Areas B and C to Mixed Use would help the City to meet RHNA requirements if developed as high density residential by providing the City with 13.29 total acres of land which can be developed at 10-40 dwelling units per acre, but could also allow for a mix of nonresidential uses.

Section 3. The City Council of the City of Rocklin hereby approves the General Plan Amendment (GPA2021-0005), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 26th day of April, 2022, by the following vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Bill Halldin, Mayor

ATTEST:

Hope Ithurburn, City Clerk

EXHIBIT A

West Oaks Regional Housing Needs Allocation Sites General Plan Amendment (GPA2021-0005)

Figure 1: Existing General Plan Designation

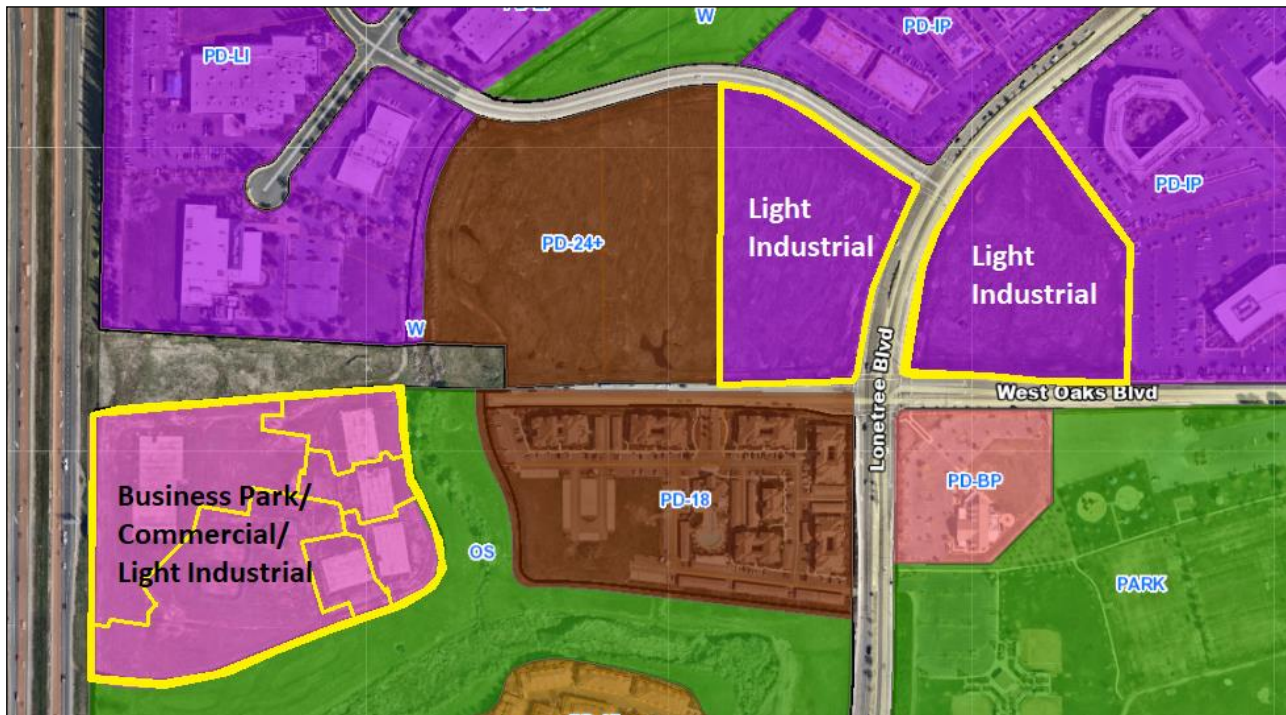


Figure 2: Proposed General Plan Designation

