



City Council Report

Subject: West Oaks Regional Housing Needs Allocation (RHNA) Sites

General Development Plan Amendment, PDG2021-0004
General Development Plan Amendment, PDG2021-0005
Rezone, Z2021-0003
Rezone, Z2021-0004

Date: May 24, 2022

Submitted by: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

Department: Community Development Department

Recommendation

Move to Adopt an Ordinance of the City Council of the City of Rocklin Approving a General Development Plan Amendment to Amend the Stanford Ranch General Development Plan to add the Mixed Use 24 Dwelling Units Per Acre Minimum (MU-24+) Zoning District and to Rezone Assessor Parcel Numbers 017-281-016 and 017-284-015 from Planned Development Industrial Park (PD-IP) to MU-24+ (West Oaks RHNA Sites General Plan Amendment, General Development Plan Amendment, and Rezone (PDG2021-0004 AND Z2021-0003))

Move to Adopt an Ordinance of the City Council of the City of Rocklin Approving a General Development Plan Amendment to Amend the Sunset West General Development Plan to add the Residential 24 Dwelling Units Per Acre Minimum (PD-R24+) Zoning District and to Rezone Assessor Parcel Numbers 365-020-067 through -072 from Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) to PD-R24+ (West Oaks RHNA Sites General Plan Amendment, General Development Plan Amendment, and Rezone (PDG2021-0005 AND Z2021-0004))

Summary

This is the second meeting of a required two-meeting process. On April 27, 2022, the City Council considered the proposed Ordinance Amendments and Rezones as part of a review of the full

project, which also included a Negative Declaration and General Plan Amendment. After public comment and deliberations, the Council voted 5-0 to approve the Negative Declaration and General Plan Amendment, and to introduce, waive the full reading and read by title only, an Ordinance of the City Council of the City of Rocklin to amend the Stanford Ranch General Development Plan add the Mixed Use 24 Units Per Acre Minimum (MU-24+) zoning district, and to introduce, waive the full reading and read by title only, an Ordinance of the City Council of the City of Rocklin to amend the Sunset West General Development Plan to add the Residential 24 Units Per Acre Minimum (PD-R24+) zoning district. A second reading (title only) is necessary for the adoption and passage of the Ordinance.

For further information regarding project details of all related project entitlements, see the April 27, 2022 City Council Staff Report for this project (**Attachment 1**).

Location

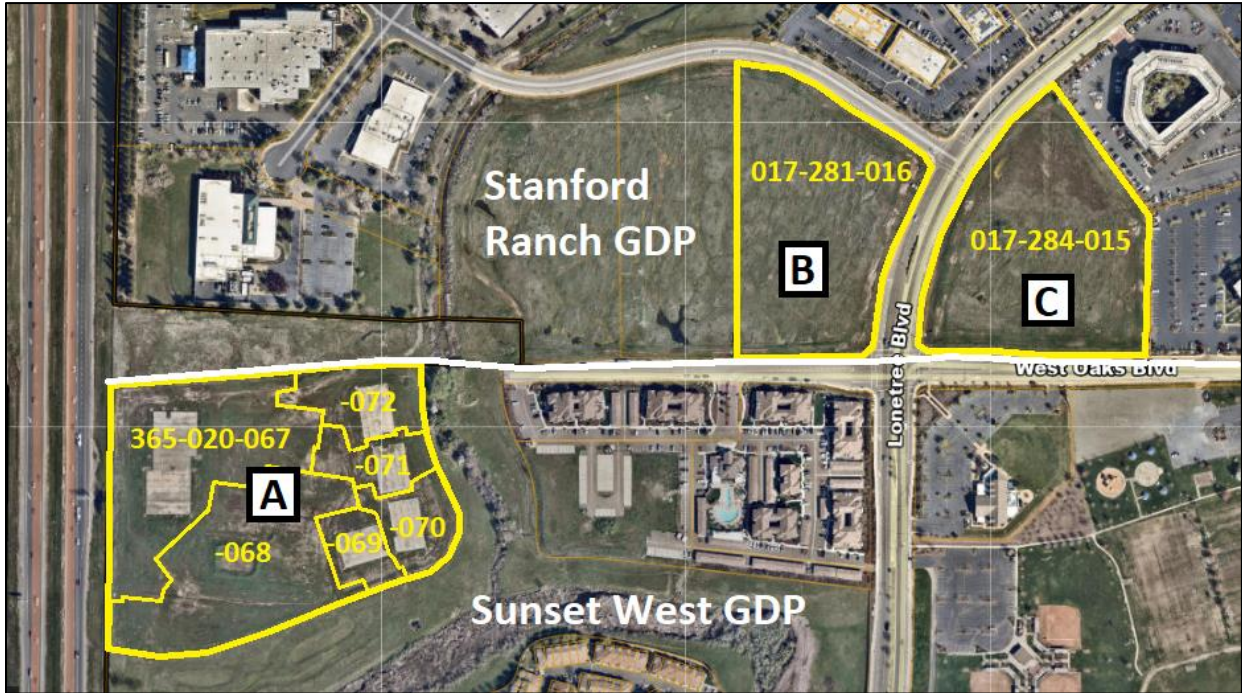
There are three project areas, as identified in **Figure 1** and as follows:

- A) Six (6) parcels at the westerly terminus of West Oaks Blvd; APNs 365-020-067, -068, -069, -070, -071, and -072. This area is located within the boundaries of the Sunset West General Development Plan.
- B) One (1) parcel at the northwest corner of Lonetree Blvd. and West Oaks Blvd., south of Atherton Road; APN 017-281-016. This area is located within the boundaries of the Stanford Ranch General Development Plan.
- C) One (1) parcel located at the northeast corner of Lonetree Blvd. and West Oaks Blvd.; APN 017-284-015. This area is located within the boundaries of the Stanford Ranch General Development Plan.

Owner/Applicant

The applicant is the City of Rocklin. The property owner of Area A (365-020-067 through -072) is Black Iris Properties LLC. The property owner of Area B (017-281-016) is GTA Lonetree LLC. The property owner of Area C (017-281-015) is Rocklin Corporate Center LLC.

Figure 1. Project Location



Recommendation

Approve the second reading (title only) of the ordinance to confirm its adoption and passage.

Prepared by Nathan Anderson, Senior Planner