



City Council Report

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

General Plan Amendment, GPA2021-0005
General Development Plan Amendment, PDG2021-0004
General Development Plan Amendment, PDG2021-0005
Rezone, Z2021-0003
Rezone, Z2021-0004

Date: April 26, 2022

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

Department: Community Development Department

Recommendation

As this entitlement request includes an Ordinance amendment, a two-meeting process is required. The Planning Commission and staff recommend approval of the following:

April 26, 2022

Resolution of the City Council of the City of Rocklin Approving a Negative Declaration of Environmental Impacts (West Oaks RHNA Sites General Plan Amendment, General Development Plan Amendment, and Rezone (GPA2021-0005, PDG2021-0004, PDG2021-0005, Z2021-0003 and Z2021-0004))

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 RHNA Sites General Plan Amendment, General Development Plan Amendment, and Rezone (GPA2021-0005))

Move to Introduce, Waive the Full Reading and Read by Title Only, 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 Introduce, Waive the Full Reading and Read By Title Only, 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))

May 24, 2022

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))

Proposal/Application Request

The Project is a City-initiated request for approval of a General Plan Amendment, two General Development Plan Amendments, and two Rezones to change the land use designations and zoning of eight parcels in the northwestern area of Rocklin to accommodate high density residential development, consistent with the recently certified City of Rocklin Housing Element 2021-2029.

These modifications are required in order to comply with the City's Regional Housing Needs Allocation (RHNA).

Specifically, the project is requesting approval of the following entitlements:

- General Plan Amendment (GPA2021-0005) to change the land use of Assessor Parcel Numbers (APNs) 017-281-016 and 017-284-015 from Light Industrial (LI) to Mixed Use (MU) and of APNs 365-020-067 through -072 from Business Professional/Commercial/Light Industrial (BP/COMM/LI) to High Density Residential (HDR);
- General Development Plan Amendment (PDG2021-0004) to amend the Stanford Ranch General Development Plan to add the Mixed Use 24 Units Per Acre Minimum (MU-24+) zoning district.
- General Development Plan Amendment (PDG2021-0005) to amend the Sunset West General Development Plan to add the Residential 24 Units Per Acre Minimum (PD-R24+) zoning district.
- Rezone (Z2021-0003) of APNs 017-281-016 and 017-284-015 from Planned Development Industrial Park (PD-IP) to Mixed Use 24 Units Per Acre Minimum (MU-24+) within the Stanford Ranch General Development Plan.
- Rezone (Z2021-0004) of APNs 365-020-067 through -072 from Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) to Residential 24 Units Per Acre Minimum (PD-R24+) within the Sunset West General Development Plan.

This project does not include a specific development proposal, and as such it will not directly result in any construction activities or a direct physical change in the environment.

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.

Figure 1. Project Location



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.

Summary of Planning Commission Hearings and Action

On March 15, 2022, the Planning Commission considered the proposed project. Staff provided a presentation and no one from the public chose to comments on the project.

During deliberation, the Planning Commission was supportive of the project. The Commission said that they had reviewed these sites before as part of the recently-adopted Housing Element and that it was good that staff was moving forward to redesignate and rezone the sites, consistent with State requirements.

The Commission voted 4-0 (Commissioner Bass absent) to recommend approval of the Negative Declaration, General Plan Amendment, General Development Plan Amendments, and Rezones to the City Council.

Site Characteristics

Area A has been graded and includes several foundations and a drainage basin (see Background below). Areas B and C are vacant and are covered with grasslands and other native vegetation, and possibly contain vernal pools or other wetland areas.

Surrounding properties consist of various light industrial uses, large office uses, open space areas associated with the creek corridor, existing and proposed high density residential, a church facility, and Kathy Lund Park. To the west is State Route 65 with unincorporated Placer County properties located beyond. See **Table 1** for project area details.

Table 1. Project Area Details

Project Area	APN	Size	Location	Current GP	Proposed GP	Current Zoning	Proposed Zoning
A	365-020-067	4.36	Lonetree Blvd and Terminus of West Oaks Extn / Adjacent to SR 65	BP/C/LI	HDR	PD-BP/C/LI	PD-R24+
	365-020-072	1.26					
	365-020-071	0.85					
	365-020-069	0.72					
	365-020-070	0.99					
	365-020-068	4.32					
B	017-281-016	6.55	NW corner of Lonetree Blvd and West Oaks Blvd	LI	MU	PD-IP	MU-24+
C	017-284-015	6.74	NE corner of Lonetree Blvd and West Oaks Blvd	LI	MU	PD-IP	MU-24+

Background

Area A is within the boundaries of the Sunset West General Development Plan, which was annexed into the City of Rocklin in 1991. In 2005, the Atherton Center was approved by the City Council, which allowed for a Tentative Parcel Map (DL-2004-08) and Design Review (DR-2004-24) to construct six office buildings totaling 543,478 square feet on the 12.5 total acres. Construction

commenced in 2005, and several foundations and a drainage basin were constructed. However, this construction was halted due to financial issues. The project has been idle ever since.

Areas B and C are within the boundaries of the Stanford Ranch General Development Plan, which was approved by the City Council in 1987. Area B is within the boundaries of the Rocklin Corporate Center project, which rezoned approximately 79 acres of land designated for business professional use to Planned Development – Industrial Park in 2003. The two parcels immediately to the west of Area B (APNs 017-281-014 and -015) were redesignated to High Density Residential (HDR) and rezoned to Planned Development Residential 24 Dwelling Units Per Acre Minimum (PD-24+) in 2021 as part of the Rocklin Corporate Center General Plan Amendment and Rezone project. A project called Lonetree Apartments is currently proposed on this 11.6-acre site, which is anticipated to be heard by the Planning Commission later this year.

Area C has remained vacant since the approval of the Stanford Ranch General Development Plan. No development has been proposed on this property.

General Plan

The existing and proposed General Plan designations for the subject project areas are included as **Figures 2 & 3**.

Figure 2. Existing General Plan Designations

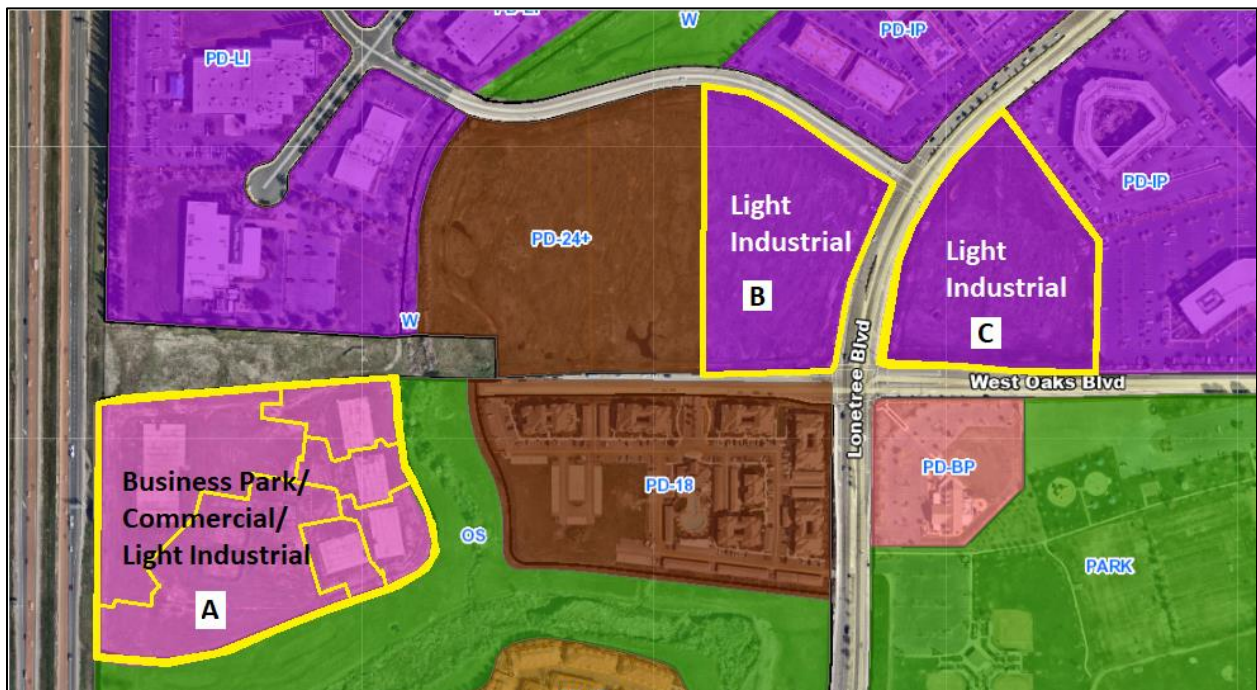
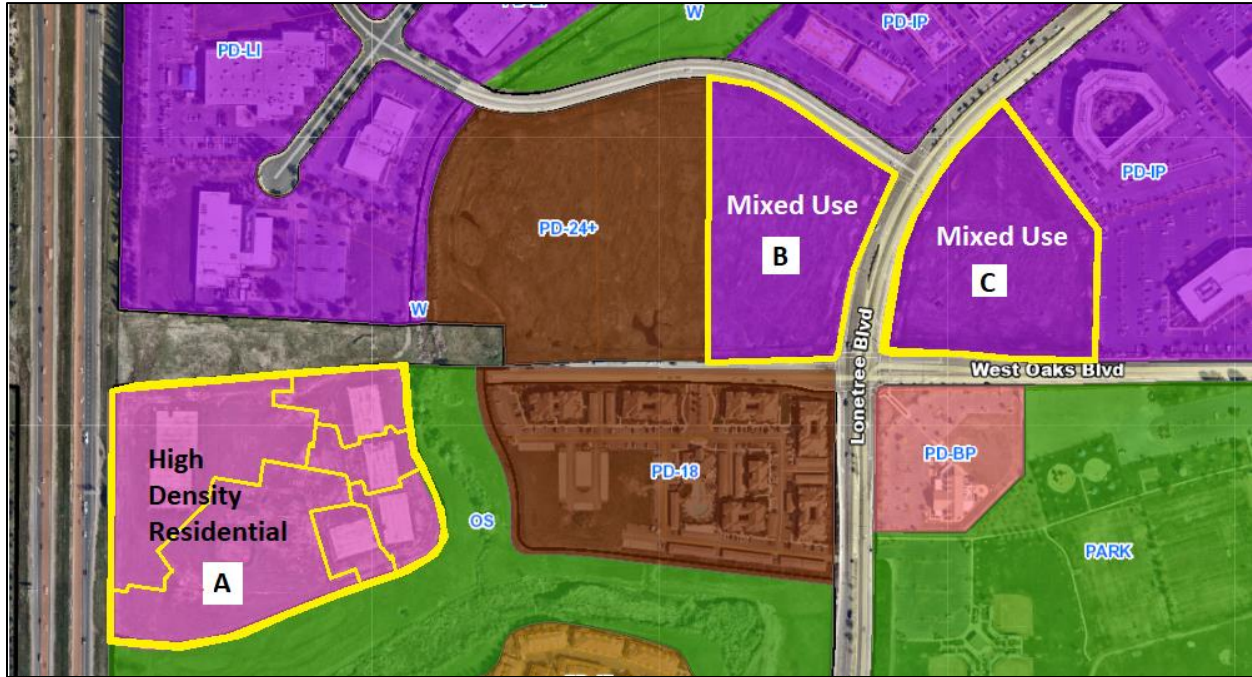


Figure 3. Proposed General Plan Designations



Area A is designated in the City’s General Plan as Business Professional/Commercial/Light Industrial (BP/COMM/LI). The recently approved General Plan Housing Element requires that this portion of the project 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, and would allow for a minimum of 15.5 dwelling units per acre.

Areas B and C are currently designated in the City’s General Plan as Light Industrial (LI). The recently approved General Plan Housing Element requires that both of these areas be redesignated to Mixed Use (MU). The MU designation supports development of residential uses at a density of 10 to 40 dwelling units per acre, but also provides flexibility to allow for nonresidential uses, such as retail commercial and office developments.

All three project areas are within close proximity to existing and proposed multi-family residential development, as well as several of the City’s largest employment centers. They are also within one-half mile of numerous vacant parcels which are designated and zoned for future development of commercial, business professional, and light industrial uses.

The Planning Commission and staff support the change of land use to all three sites because their development has the potential to bring additional residents to land which has been underutilized since its annexation into the City. Further, redesignation of these sites to accommodate high density residential development would help the City to comply with State mandated Regional Housing Needs Allocation (RHNA) requirements, as all three of these areas were included on the

City's inventory of sites to accommodate housing opportunities potentially affordable to lower income households within the recently adopted 2021-2029 Housing Element.

Zoning

General Development Plan Amendments

As part of this project, two General Development Plan Amendments have been proposed to modify the Sunset West and Stanford Ranch General Development Plans in order to add one new zoning district to each plan, as explained below.

Sunset West General Development Plan Amendment (Area A)

The project proposes to modify the Sunset West General Development Plan in order to add one new zoning district; Planned Development Residential, 24 Units Per Acre Minimum (PD-R24+). This zoning is consistent with the minimum density identified for the site in the City's recently 2021-2029 Housing Element and would require residential development at no less than 24 dwelling units per acre. Currently, the highest density zoning within Sunset West is Planned Development Residential, 18 Units Per Acre (PD-R18), allowing development at a maximum density of 18 dwelling units per acre. The new PDR-24+ district would provide flexibility within the General Development Plan for future development, and would facilitate possible in-fill projects intended to comply with State housing obligations. 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-R24+ are similar to the standards for PD-R18, but have been slightly modified in order to allow for higher development densities. The proposed development standards are outlined below in **Table 2**.

Planned Development Residential, 24 Units Per Acre Minimum (PD-R24+) District

Permitted Uses

- A. Apartments, townhouses, condominiums (for residential use, including cluster developments)*;
- B. Accessory uses and structures subject to regulations of the Rocklin Municipal Code (RMC);

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

Development Standards

Table 2 – Proposed PDR-24+ Development Standards

		PD-R24+
Minimum units per gross acre		24
Maximum units per gross acre		N/A
Minimum lot area		2 acres
Minimum lot width		
	Interior	70 feet
	Corner	80 feet
Maximum lot coverage		60%
Maximum building height		
Principle Building		50 feet
Accessory Building		14 feet
<i>All development standards, including setbacks, may be modified subject to justifications provided and accepted as part of a Design Review approval.</i>		

Setbacks for all multi-family developments within the Sunset West General Development Plan area have been established by Section 2.7.2 of that document. These setbacks would apply to all future buildings within this zoning district, as shown in **Table 3**.

**Table 3 – Section 2.7.2 (Sunset West General Development Plan)
Multi-Family Setbacks**

<u>Min. Setbacks From</u>	<u>First Story</u>	<u>Second Story</u>	<u>Parking</u>
Public Street	20'	25'	15'
Lt. Industrial/B-P/Comm	20'	35'	10'
Single Family	35'	50'	5'
Open Space/Park	20'	20'	20'
Building to Building	15'	20'	NA
From SFPP Pipeline	50'	50'	NA

The proposed PD-R24+ zoning for the site, as established by the concurrent General Development Plan Amendment, has been found to be consistent with and would implement the land uses proposed by the HDR General Plan Amendment being processed concurrently with this entitlement.

Stanford Ranch General Development Plan (Areas B and C)

The project proposes to modify the Stanford Ranch General Development Plan in order to add one new zoning district; Mixed Used, 24 Units Per Acre Minimum (MU-24+). The purpose of the

MU-24+ district is to establish development standards to allow for a mix of residential and commercial uses in a manner that allows for development options. Properties in this district could be developed solely with residential uses, nonresidential uses, or a mix horizontally or vertically of the two. Any residential development would be required to be constructed at a minimum of 24 dwelling units per acre for that portion of a site utilized for residential use or vertical mixed use, consistent with RHNA requirements. 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 MU-24+ shall be the similar to those specified in the current Planned Development Residential, 24+ Units Per Acre (PD-24+) discussed above and Planned Development Commercial (PD-C) zoning districts contained within the Stanford Ranch General Development Plan, as detailed below.

Mixed Use, 24 Units Per Acre Minimum (MU-24+) District

Parcels zoned MU-24+ may be developed with all residential, all non-residential, or with a mix of residential and non-residential uses.

Permitted and Conditionally Permitted Uses allowed for Commercial development are modeled on the Planned Development Commercial (PD-C) zone of the Stanford Ranch General Development Plan and would be as follows:

Permitted Commercial Uses

- a. Retail stores, indoor only, except that adult / sex-oriented businesses shall be regulated by Section 17.79.020 of the Rocklin Municipal Code.
- b. Personal Service Establishments, including but not limited to personal grooming, personal fitness and training, photo studio, tutoring, day spa, tailor, shoe repair, etc.
- c. Offices, including medical, dental, vision, and financial institutions.
- d. Small appliance and electronics repair services (sewing machines, tv, radio, computer, etc.).
- e. Restaurants, Coffee Shop, Restaurant -Bar combination.
- f. Indoor plant nursery / sales.
- g. Athletic and exercise facilities under 5,000 square feet.
- h. Self and / or full-service laundry, dry cleaner.
- i. Outdoor seating / dining subject to the following:
 - 1) Prior to establishing, enlarging, or modifying an outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, fencing, screening, and providing shade for patrons to the Community Development Director for review and approval.
 - 2) Decorative wrought iron fencing and/or container plantings shall be required to delineate outdoor seating areas to the satisfaction of the Community Development Director.

- 3) No plastic furniture shall be permitted. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director.
- 4) The outdoor seating area shall be maintained free of trash and any other debris to the satisfaction of the Economic and Community Development Director.
- 5) Use of an amplified sound system to provide live or recorded music for the outdoor seating area is permissible, however such music is intended to be a muted background noise and should not be audible from a distance of 100-feet from the patio area.

Conditionally Permitted Commercial Uses

- a. Any permitted use, other than Outdoor seating / dining, with outside activities, sales, display, or storage.
- b. Auto and marine related service or repair.
- c. Athletic and exercise facilities over 5,000 square feet.
- d. Gas Station.
- e. Hotels / motels.
- f. Veterinary clinic.
- g. Drive-through service facility.
- h. Day care facility.
- i. Standalone bar, nightclub, dance club.

Residential Permitted Uses

- a. Apartments, townhouses, condominiums (for residential use, including cluster developments)*;
- b. Accessory uses and structures subject to regulations of the Rocklin Municipal Code (RMC);
- c. Duplexes, triplexes, subject to regulations of the RMC.

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

Unspecified Uses

The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted or conditionally permitted provided the use or activity has characteristics which are similar to one or more of the uses listed in the applicable category.

Development Standards

Development standards within the MU-24+ Zoning District vary depending on the type of project which is proposed (residential or nonresidential), as specified in **Table 4 (Residential)** and **Table 5 (Nonresidential)** below.

Development of a site as a true “mixed use” project (combination of residential and nonresidential uses on a single site) would be subject to the applicable development standards for each type of use. Therefore, residential buildings would be subject to residential setbacks and nonresidential buildings would be subject to nonresidential setbacks. Multi-use or vertical mixed-use buildings would be required to step back residential portions of the building to be consistent with residential setback requirements. For mixed use projects, deviations to the development standards may be allowed as part of the Design Review process, based on the project and site.

Table 4 – Proposed MU-24+ Development Standards
RESIDENTIAL DEVELOPMENT

Minimum Lot Area		2 acres
Minimum Lot Width		
	Interior	70 feet
	Corner	80 feet
Building Setbacks		
Street		30 feet from all adjacent streets having right-of-way of 100 feet or greater, and at least 25 feet from all adjacent streets having rights-of-way of less than 100 feet.
Side, Interior		10 feet
Front / Rear, Interior		15 feet
Maximum Lot Coverage		60%
Maximum Building Height		
	Principal	50 feet
	Accessory	14 feet
Off-Street Parking		Parking, loading, and maneuvering areas shall be set back at least 15 feet from all property lines abutting a public street. Off-street parking shall be provided subject to regulations of the RMC
<i>Development standards may be modified subject to justifications provided and accepted as part of a Design Review approval.</i>		

**Table 5 – Proposed MU-24+ Development Standards
NONRESIDENTIAL DEVELOPMENT**

Building Setbacks	
Front and Street Side	25 feet from all adjacent streets having right-of-way of 100 feet or greater, and at least 15 feet from all adjacent streets having rights-of-way of less than 100 feet.
Side Interior	5 feet
Rear	5 feet
Setbacks When Abutting Residentially Used, Zoned, or Designated Land	When abutting an area which is designated for residential use by the City, buildings and structures (except fences and walls) shall be set back at least 25 feet from the abutting property line. The common boundary between the nonresidential and neighboring property which is residentially zoned, used, or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height, to be constructed on the nonresidential property at the time of development. The requirement may be waived when the uses are separated by a street or by physical features, such as a slope or drainage area.
Maximum Lot Coverage	60%
Maximum Building Height	
Principal	50 feet
Accessory	14 feet
Off-Street Parking	Off-street parking shall be provided subject to regulations of the RMC
<i>Development standards may be modified subject to justifications provided and accepted as part of a Design Review approval.</i>	

Rezones

The project proposes to rezone Area A from Planned Development Business Professional/Commercial/Light Industrial (PD0BP/C/LI) to PDR-24+ within the Sunset West General Development Plan and Areas B and C from Planned Development Industrial Professional (PD-IP) to MU-24+ within the Stanford Ranch General Development Plan. The three project areas would be consistent with the zoning districts described above.

The existing zoning is shown as **Figure 4**. The proposed zoning is shown as **Figure 5**.

Figure 4. Existing Zoning Districts

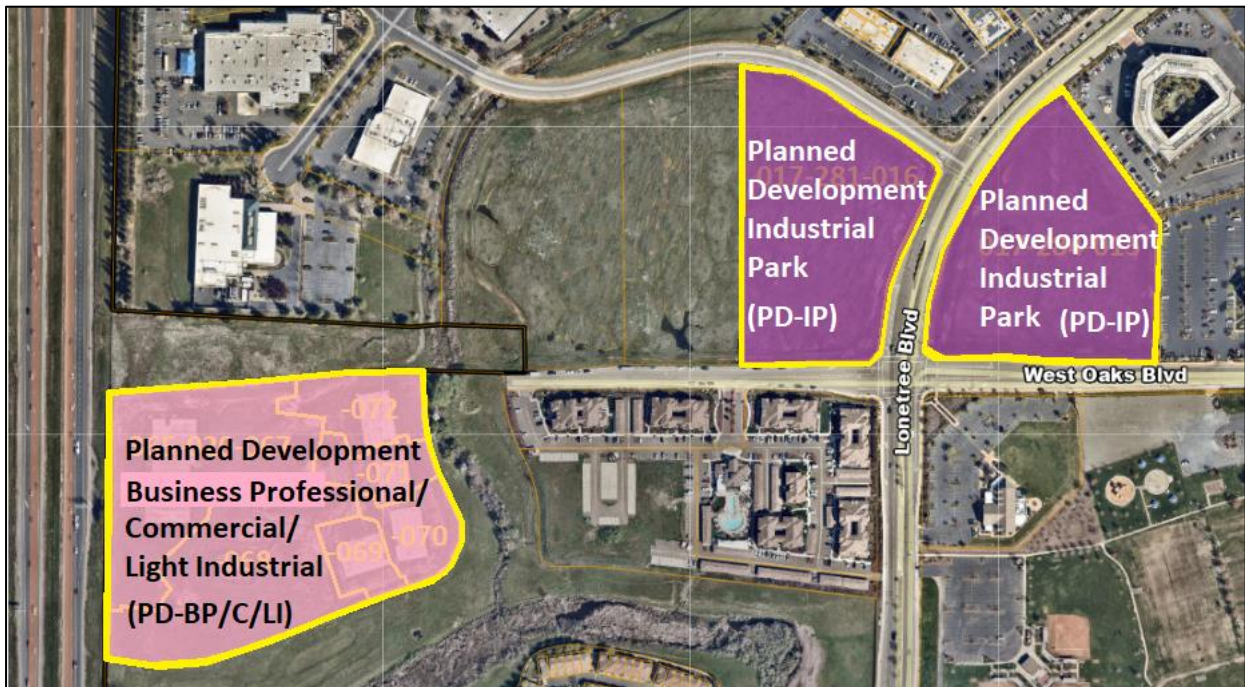


Figure 5. Proposed Zoning Districts



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

Housing Element

As part of the implementation of the City of Rocklin’s 5th Cycle (2013-2021) Housing Element, the City was required to demonstrate that there was enough land designated and zoned to meet Rocklin’s RHNA allocation of 1,769 units in the Lower Income Category. The City was able to document adequate land use and zoning for 1,288 of those units, leaving an unaccommodated need of 481 units. State law requires that the unaccommodated need from the 5th Cycle element be “carried over”, or essentially added to the RHNA that must be accommodated for the Lower Category in the 6th Cycle (2021-2029) Housing Element that was recently adopted in August 2021 and certified in November 2021 by the State Department of Housing and Community Development. The state also requires that rezoning of the unaccommodated need/ 5th Cycle carryover be completed by May 2022. Rezones and General Plan Amendments for the remaining sites in the City’s 2021-2029 Available Sites Inventory will also need to be completed within three years following adoption of the Housing Element.

Environmental Determination

This project is a request for a General Plan Amendments and two General Development Plan Amendments and Rezones and does not include any specific development proposals, 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 impacts resulting from those 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 sites. Any future development would typically 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 the Initial Study/Negative Declaration document.

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.

Recommendation

The Planning Commission and staff recommend that the City Council approve the West Oaks RHNA Sites project as proposed and conditioned.

Prepared by Nathan Anderson, Senior Planner