



City Council Staff Report

Subject: University Avenue Apartments / General Plan Amendment, GPA2023-0001, General Development Plan Amendment, PDG2023-0004, Rezone, Z2023-0003, Design Review, DR2023-0006, Environmental, ENV2024-0015

Date: January 14, 2025

Submitted By: Nathan Anderson, Senior Planner
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:

Conduct a Public Hearing and Consider the Following Actions:

- A. Adopt a Resolution of the City Council of the City of Rocklin Approving an Addendum to the Northwest Rocklin (Sunset Ranchos) Annexation Environmental Impact Report (University Avenue Apartments / ENV2024-0015).
- B. Adopt a Resolution of the City Council of the City of Rocklin Approving an Amendment to the General Plan of the City of Rocklin to Change the Land Use Designation of Approximately 0.41 Acre of a 12.72 Acre Site from Recreation Conservation (R-C) to Mixed Use (MU) (University Avenue Apartments / GPA2023-0001).
- C. Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Amending the Northwest Rocklin General Development Plan and Rezoning 12.72 Acres from Planned Development Light Industrial and Open Space to Planned Development Residential 22 Units Per Acre Minimum (PD-22+) (University Avenue Apartments / PDG2023-0004, Z2023-0003).
- D. Adopt a Resolution of the City Council of the City of Rocklin Approving a Design Review (University Avenue Apartments / DR2023-0006).

Background:

The staff report is included as Attachment 1 in order to maintain the integrity of the formatting.

ATTACHMENTS:

- 1. Staff Report
- 2. SR Attachment 1 - USA Properties Letter
- 3. SR Attachment 2 - Jessup University Letter
- 4. Resolution A
- 5. Resolution A Exhibit A - University Avenue Apartments CEQA Addendum
- 6. Resolution B
- 7. Resolution B Exhibit A - General Plan Amendment

8. Ordinance C
9. Ordinance C Exhibit A - General Development Plan Amendment
10. Ordinance C Exhibit B - Rezone Map
11. Resolution D
12. Resolution D Exhibit A - Design Review