



ROCKLIN CITY COUNCIL

City Council Regular Meeting

City Hall - Council Chambers
3970 Rocklin Rd. Rocklin, CA 95677
Website: www.rocklin.ca.us

November 11, 2025
General Session 6:00 p.m.

JILL GAYALDO, *Mayor*
DAVID BASS, *Vice Mayor*
KEN BROADWAY, *Council Member*
BILL HALLDIN, *Council Member*
GREG JANDA, *Council Member*

ALY ZIMMERMANN, *City Manager*
MATTHEW MCOMBER, *City Attorney*
DANIEL CHOE, *City Treasurer*
AVINTA SINGH, *City Clerk*

HOW TO PARTICIPATE

The City of Rocklin welcomes your interest and involvement in the City's legislative process. The City Council has established a procedure for addressing the Council. Persons wishing to address the City Council are asked to voluntarily complete and submit a speaker identification sheet to the City Clerk. Speaker identification sheets are available near the entrance of the Council Chambers. For items listed on the agenda, any person may address the City Council at the time the item is considered. Speakers are requested to restrict their comments to the item as it appears on the agenda and stay within the required three-minute time limit. The Brown Act does not permit the City Council to take action on items brought up under Citizens Addressing the City Council.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing or documents related to an agenda item for this meeting provided to the City Council, Public Financing Authority or Successor Agency will be made available for public inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours.

AMERICANS WITH DISABILITIES ACT

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LEVINE ACT PROVISIONS

The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Rocklin that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to a City elected or appointed officer (including Councilmembers, Planning Commissioners, and members of other City boards and commissions) totaling more than \$500 within the 12 months before the City decision.

AUDIO/VISUAL PRESENTATIONS

If making a presentation regarding an agenda item, all audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

MEETING INSTRUCTIONS

The public may listen to audio or view the meeting via live stream at <https://www.rocklin.ca.us/agendas-minutes>.

For those that do not plan on attending in person, but wish to make a public comment during the meeting, public comments will be accepted in email form until 3:00 p.m. on the meeting day. Public comments should be submitted to the City Clerk at PublicComments@rocklin.ca.us. Emailed public comments will be distributed to City Council and treated as a public record.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA REVIEW

CITIZENS ADDRESSING THE CITY COUNCIL

This is an opportunity for public comment on matters not listed on the agenda. Public comment on items listed on the agenda will be taken when the agenda item is called.

REPORTS FROM CITY COUNCIL AND CITY MANAGER

Reports from the City Council will include any AB1234 Reports.

CONSENT CALENDAR

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

- C1. [Minutes of the October 28, 2025 Regular Meeting of the City Council](#)
Recommendation: Approve the Minutes of the October 28, 2025 Regular Meeting of the City Council.

- C2. [Inclusionary Housing Requirements \(Second Reading of Ordinance\)](#)
Recommendation: Adopt an Ordinance of the City Council of the City of Rocklin to Amend Title 17 of the Rocklin Municipal Code to Incorporate Inclusionary Housing Requirements as Chapter 17.95 (Inclusionary Housing Requirements / ZOA2025-0003)

FUTURE AGENDA ITEMS

ADJOURNMENT



City Council Staff Report

Subject: Minutes of the October 28, 2025 Regular Meeting of the City Council

Date: November 11, 2025

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:

Approve the Minutes of the October 28, 2025 Regular Meeting of the City Council.

ATTACHMENTS:

1. [Draft City Council Meeting Minutes of October 28, 2025](#)



ROCKLIN CITY COUNCIL

City Council Regular Meeting

City Hall – Council Chambers
3970 Rocklin Rd. Rocklin, CA 95677
Website: www.rocklin.ca.us

October 28, 2025
Closed Session 5:30 p.m.
General Session 6:00 p.m.

MEETING MINUTES -DRAFT-

CALL TO ORDER

Mayor Gayaldo called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Councilmembers David Bass, Ken Broadway, Bill Halldin, Greg Janda
Mayor Jill Gayaldo
Absent: None

PUBLIC CLOMMENT ON CLOSED SESSION

There were none.

Mayor Gayaldo indicated that Closed Session Item CS1 was pulled from the agenda.

Members of the City Council left the Council Chambers and convened Closed Session at 5:32 p.m.

CLOSED SESSION

- CS1. Pursuant to Government Code Section 54956.9(d)(1), Conference with Legal Counsel, Existing Litigation: Jones v. Madani, et al., Placer County Superior Case No. S-VC-0049988 – *This item was pulled from the agenda.*
- CS2. Pursuant to Government Code Section 54956.9(d)(4), Conference with Legal Counsel, Anticipated Litigation: the City Council is Meeting to Consider Whether to Initiate Litigation in One Case

Members of the City Council returned to the Council Chambers at 6:04 p.m.

DRAFT Meeting Minutes of October 28, 2025 Rocklin City Council

REPORT OUT OF CLOSED SESSION

There was no reportable action.

CALL GENERAL SESSION TO ORDER

Mayor Gayaldo called the meeting to order at 6:06 p.m.

PLEDGE OF ALLEGIANCE

Mayor Gayaldo led the pledge of allegiance.

ROLL CALL

Present: Councilmembers David Bass, Ken Broadway, Bill Halldin, Greg Janda
Mayor Jill Gayaldo
Absent: None

AGENDA REVIEW

There were no changes to the agenda.

CITIZENS ADDRESSING THE CITY COUNCIL

Ms. Marina addressed the City Council regarding an incident where her son was verbally assaulted by a faculty member at his school.

Abhinav Bachina addressed the City Council and shared the significance of the Diwali festival.

REPORTS FROM CITY COUNCIL AND CITY MANAGER

Council Member Halldin reported that he made public comments during the California Public Utilities Commission meeting regarding PG&E's General Rate Case; shared that he is participating in interviews being conducted by the Western Placer Waste Management Authority for selection of a contractor for extraction of gas from the landfill; stated that he along with Mayor Gayaldo and Council Member Broadway attended the Whitney High School and Rocklin High School Halloween baseball game in memory of Officer Matt Redding; and shared that he participated in the Placer Business Alliance Washington D.C. Summit, mentioning that Council Member Broadway cochaired the trip.

Council Member Broadway shared that he along with Mayor Gayaldo attended the final concert at Quarry Park Amphitheater which featured the Bee Gees Tribute Band; shared that he along with City Manager Zimmermann, and Councilmembers Halldin and Janda, participated in the Placer Business Alliance Washington D.C. Summit, and also met with California Senators Schiff and Padilla's staff, met Congressman Kiley and his staff; attended the Matt Redding Halloween baseball game; and attended the Rocklin Homecoming Reunion organized by the Rocklin Historical Society at Johnson Springview Park.

Mayor Gayaldo reported attendance at the Sacramento Area Council of Governments Board meeting; attended the last Evenings in the Park event which featured the movie Wicked, and commended the Parks and Recreation Department for organizing a creative event giving children the opportunity to serve as vendors showcasing and selling their crafts; participated in the annual fundraiser event for the Rocklin Residents Unite for Fido (RUFF) supporting veterans and service dogs; attended the last concert in the park, thanking staff for organizing a great season of concerts; participated in a workshop held by Placer County and Kaiser on aging well and aging in the home; attended the Placer People of Faith Luncheon held at S.S. Peter & Paul Church; attended the football game "Battle of the Shield" honoring Matt Redding, followed by the Matt Redding Halloween baseball game; attended the Rocklin Homecoming Reunion; shared an upcoming Thanksgiving turkey drive being organized in Whitney Ranch; shared a message recommending that for Halloween in addition to putting out candy, to put out food items benefitting residents in need; and recognized it was National First Responders Day.

Council Member Janda reported attendance at the at Air Pollution Control Board meeting; shared that the Pioneer Community Energy Board approved an amendment to the JPA to bring on an additional five members; shared that he participated in the Placer Business Alliance Washington D.C. Summit, and noted that Fire Chief Williams also attended and sat on a public safety panel.

City Manager Zimmermann provided the following information on what was done in the community to support food insecurity: nutrition grants through CDBG funds were made available to the Seniors First program and St. Vincent de Paul, and noted that a monthly food distribution event is organized at Johnson Springview Park by Feeding the Foothills, shared that per Placer County, CalFresh benefits would likely be available to residents through November and that questions related to benefits or other resources can be addressed by contacting 2-1-1. City Manager Zimmermann expressed her appreciation to the Parks and Recreation, Police and Fire Departments for their operation and support of hosting 22 concerts at Quarry Park Amphitheater this year; shared that City facilities will be closed on November 11, 2025 in observance of Veteran's Day, the November 25, 2025 City Council Meeting will be cancelled, and that a Special City Council Meeting will be held on November 18, 2025.

CONSENT CALENDAR

- C1. Minutes of the October 14, 2025 Regular Meeting of the City Council
Action: Approved the Minutes of the October 14, 2025 Regular Meeting of the City Council.
- C2. Appointment to Community Recognition Commission
Action: Adopted Resolution No. 2025-224 of the City Council of the City of Rocklin Making an Appointment to the Community Recognition Commission.
- C3. 2025 Engineering and Traffic Survey (Second Reading of Ordinance)
Action: Adopted Ordinance No. 1193 of the City Council of the City of Rocklin Amending Chapter 10.11 of Title 10 of the Rocklin Municipal Code Related to Speed Limits within the City of Rocklin
- C4. Adoption of the 2025 Edition - California Building and Fire Codes (Second Reading of Ordinance)
Action: Adopted Ordinance No. 1194 of the City Council of the City of Rocklin Repealing and Reenacting Chapter 15.04 of the Rocklin Municipal Code, and Adopting by Reference: the 2025 California Building Standards Code, Incorporating the 2025 California Building Code, Residential Code, Energy Code, Historical Building Code, Existing Building Code, Green Building Standards Code, Reference Standards Code, and Administrative Code; the 2025 California Plumbing Code, Mechanical Code, Electrical Code and Fire Code; the 2024 International Property Maintenance Code; the 2024 Uniform Swimming Pool, Spa and Hot Tub Code, and Adopting Amendments thereto, Making Findings and Directing the City Clerk to File a Copy hereof with the California Building Standards Commission of the State of California.
- C5. Declaration of Exempt Surplus Land
Action:
- A. Adopted Resolution No. 2025-225 of the City Council of the City of Rocklin declaring the real property at the southwest corner of Rocklin Road and Pacific Street, Rocklin, California (APNs 010-161-015-000 and -016-000) exempt surplus land pursuant to California Government Code § 54220 *et seq.* and finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and taking related actions.
 - B. Adopted Resolution No. 2025-226 of the City Council of the City of Rocklin declaring the real property at the northeast corner of Railroad Avenue and Pine Street (APN 010-121-006-000) exempt surplus land pursuant to California Government Code § 54220 *et seq.* and finding that such declaration is exempt from environmental review under the California Environmental Quality Act, and taking related actions.

C6. Various Personnel Items

Action:

- A. Adopted Resolution No. 2025-227 of the City Council of the City of Rocklin Fixing the Employer Contribution under the Public Employees' Medical and Hospital Care Act at an Equal Amount for Employees and Annuitants.
- B. Adopted Resolution No. 2025-228 of the City Council of the City of Rocklin to Approve Classifications and Allocations of One Additional Police Lieutenant and One Administrative Services Manager; and Adopt a Revised Management Salary Schedule.

C7. Sunset Whitney Recreation Area Pickleball Courts Project

Action: Adopted Resolution No. 2025-229 of the City Council of the City of Rocklin Approving the Plans and Specifications for the Sunset Whitney Recreation Area Pickleball Courts Project and Authorizing City Staff to Call for Bids.

C8. Placer County Ambulance Advisory Committee and Sierra-Sacramento Valley Emergency Medical Services Agency Grant Award

Action: Adopted Resolution No. 2025-230 of the City Council of the City of Rocklin Ratifying the Application for Funding to Placer County Ambulance Advisory Committee and Sierra-Sacramento Valley Emergency Medical Services Agency and Accepting Donated Capital Assets and Maintenance Services.

C9. Agreement for Services with Future Chevrolet

Action: Adopted Resolution No. 2025-231 of the City Council of the City of Rocklin Approving and Authorizing the use of Future Chevrolet, Inc. for the Procurement of Goods and Services for Fleet Chevrolet Vehicles and Authorizing the City Manager to Execute an Agreement with Future Chevrolet Inc.

C10. Agreement For Services with Future Ford, Inc.

Action: Adopted Resolution No. 2025-232 of the City Council of the City of Rocklin Approving and Authorizing the Use of Future Ford, Inc. for the Procurement of Goods and Services for Fleet Ford Vehicles and Authorizing the City Manager to Execute an Agreement with Future Ford, Inc.

PUBLIC COMMENT

There were none.

Motion to approve Consent Calendar Item Nos. C1 through C10, by Council Member Broadway, seconded by Halldin. Passed by the following vote:

Ayes:	Councilmembers Bass, Broadway, Halldin, Janda Mayor Gayaldo
Noes:	None
Absent:	None
Abstain:	None

PRESENTATIONS

P1. Oath of Office for Incoming Community Recognition Commission Member

City Clerk Avinta Singh administered the Oath of Office to Community Recognition Commissioner Bonnie Neumann.

PUBLIC HEARINGS

PH1. 2021-2029 Housing Element - Minor Text Modifications / General Plan Amendment, GPA2025-0002

Action: Conducted a Public Hearing and Considered the Following Action: Adopted Resolution No. 2025-233 of the City Council of the City of Rocklin Approving a General Plan Amendment for the 2021-2029 Housing Element Program 10 – Minor Text Modifications (GPA2025-0002).

Mayor Gayaldo opened the public hearing for item PH1.

Principal Planner Nathan Anderson presented the item to the City Council.

PUBLIC COMMENT

There were none.

Mayor Gayaldo closed the public hearing for item PH1.

Motion to approve Public Hearing Item No. PH1, by Council Member Broadway, seconded by Vice Mayor Bass. Passed by the following vote:

Ayes:	Councilmembers Bass, Broadway, Halldin, Janda Mayor Gayaldo
Noes:	None
Absent:	None
Abstain:	None

PH2. Inclusionary Housing Requirements / Zoning Ordinance Amendment, ZOA2025-0003 and Environmental Review, ENV2025-0013

Mayor Gayaldo opened the public hearing for item PH2.

City Manager Aly Zimmermann provided an overview and presented the item to the City Council.

City Manager Zimmermann and Assistant to the City Manager Elizabeth Sorg addressed questions.

PUBLIC COMMENT

Mr. Jeff Short with the North State Building Industry Association, addressed the City Council expressing his opposition to the item and requested adoption of the Planning Commission's recommendation.

Mr. Marcus LoDuca addressed the City Council expressing that the City will not be able to generate affordable units through the proposed item and suggested that the City Council wait until the Nexus Study was completed by the consultant.

Mayor Gayaldo closed the public hearing for item PH2.

City Council comments and discussion followed.

Action: Conducted a Public Hearing and Considered the Following Actions:

A. Adopted Resolution No. 2025-234 of the City Council of the City of Rocklin Approving a Notice of Exemption (Inclusionary Housing Requirements / ENV2025-0013).

Motion to approve Public Hearing Item No. PH2.A. by Council Member Broadway, seconded by Vice Mayor Bass. Passed by the following roll call vote:

Ayes: Councilmembers Bass, Broadway, Janda
Mayor Gayaldo
Noes: Council Member Halldin
Absent: None
Abstain: None

B. Adopted Urgency Ordinance No. 1195 of the City Council of the City of Rocklin to Amend Title 17 of the Rocklin Municipal Code to Incorporate Inclusionary Housing Requirements as Chapter 17.95 (Inclusionary Housing Requirements / ZA2025-0003).

Motion to approve Public Hearing Item No. PH2.B. by Council Member Broadway, seconded by Vice Mayor Bass. Failed by the following roll call vote as the item required at least 4/5 vote to pass:

Ayes: Councilmembers Bass, Broadway
Mayor Gayaldo
Noes: Councilmembers Halldin, Janda
Absent: None
Abstain: None

- C. Introduced, Waived the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin to Amend Title 17 of the Rocklin Municipal Code to Incorporate Inclusionary Housing Requirements as Chapter 17.95 (Inclusionary Housing Requirements / ZA2025-0003).

Motion to approve Public Hearing Item No. PH2.C. by Council Member Broadway, seconded by Vice Mayor Bass. Passed by the following roll call vote:

Ayes: Councilmembers Bass, Broadway
Mayor Gayaldo
Noes: Councilmembers Halldin, Janda
Absent: None
Abstain: None

DISCUSSION ITEMS

D1. City Manager Employment Agreement

Action: Adopted Resolution No. 2025-235 of the City Council of the City of Rocklin Approving a City Manager Employment Agreement with Alexandra Zimmermann and Authorizing the Mayor to Execute the Agreement.

Mayor Gayaldo presented the item to the City Council, and shared that a public comment had been received by email for the item.

Council Member Broadway spoke highly of City Manager Zimmermann's performance, but did not support the contract as proposed and believes it should be based on current performance and comparable standards.

PUBLIC COMMENT

There were none.

Motion to approve Discussion Item No. D1, by Council Member Halldin, seconded by Council Member Janda. Passed by the following vote:

Ayes: Councilmembers Bass, Halldin, Janda
Mayor Gayaldo
Noes: Council Member Broadway
Absent: None
Abstain: None

FUTURE AGENDA ITEMS

Council Member Broadway requested that regularly scheduled meetings in November be held to continue the business of the City. City Manager Zimmermann indicated that staff would look into continuing to hold a meeting on November 11, 2025 as requested.

ADJOURNMENT

Mayor Gayaldo adjourned the meeting at 7:51 p.m.

Jill Gayaldo, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of October 28, 2025 as approved by the Rocklin City Council.

Avinta Singh, City Clerk



City Council Staff Report

Subject: Inclusionary Housing Requirements (Second Reading of Ordinance)

Date: November 11, 2025

Submitted By: Avinta Singh, City Clerk

Department: City Clerk's Office

Recommendation:

Adopt an Ordinance of the City Council of the City of Rocklin to Amend Title 17 of the Rocklin Municipal Code to Incorporate Inclusionary Housing Requirements as Chapter 17.95 (Inclusionary Housing Requirements / ZOA2025-0003)

Background:

On October 28, 2025, the City Council considered both an urgency and nonurgency inclusionary housing ordinance. The urgency ordinance received three (3) votes in favor, and therefore did not meet the required 4/5th vote for adoption. The City Council introduced, waived the full reading, and read by title only the following: An Ordinance of the City Council of the City of Rocklin Amending Title 17 of the Rocklin Municipal Code to Incorporate Inclusionary Housing Requirements as Chapter 17.95 (Inclusionary Housing Requirements / ZOA2025-0003).

The background materials for this item are contained in the [October 28, 2025 City Council Meeting Staff Report](#), located on the City's website.

ATTACHMENTS:

1. [Ordinance](#)
2. [Ordinance - Exhibit A](#)

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
TO AMEND TITLE 17 OF THE ROCKLIN MUNICIPAL CODE
TO INCORPORATE INCLUSIONARY HOUSING REQUIREMENTS
AS CHAPTER 17.95
(INCLUSIONARY HOUSING REQUIREMENTS / ZOA2025-0003)

The City Council of the City of Rocklin finds and declares as follows:

A. Purpose. The purpose of this Ordinance is to amend Title 17 – Zoning of the City of Rocklin Municipal Code (RMC) to incorporate Chapter 17.95, which will establish Inclusionary Housing Requirements.

B. It is the public purpose of the City and a policy of the State to achieve a diverse and balanced community with housing available for households of all income levels. Economic diversity fosters social and environmental conditions that protect and enhance the social stability of the City and are beneficial to the health, safety and welfare of its residents.

C. State law pertaining to general plans and the Housing Element of the City General Plan require that City ordinances regulate land use development that the City and its agencies otherwise use their authority in a manager that provides an adequate supply of housing for all economic segments of the community.

D. The City is experiencing increasing shortage of housing affordable to low and very low-income households. New residential development does not provide housing opportunities for low and very low-income households, due to the high cost of newly constructed housing in the City. As a result, low and very low-income families are de facto excluded from many new neighborhoods, creating economic stratification in the City, which is detrimental to the public health, safety and welfare. An increase number of persons in low and very low-income households live in overcrowded or substandard housing and devote an overly large percentage of their income to pay for housing.

E. As the City of Rocklin is approaching build out, City Council recognizes that there are limited opportunities remaining for the City to support and encourage affordable housing development within the city, declared the City's lack of an inclusionary housing ordinance poses a current and immediate threat to the public health, safety, and welfare, and had directed staff to take forward the proposed ordinance to incorporate inclusionary housing requirements within the RMC.

F. Although the proposed inclusionary housing requirements include some regulations for residential development, city staff is currently considering and studying a proposal for the implementation/execution of an inclusionary housing in-lieu fee program that would impose significant additional regulations to reduce the impacts of the development non-affordable housing development on the feasibility of the

production of affordable housing with Rocklin. The contemplated proposal includes the preparation of a nexus study and eventually the establishment of an inclusionary housing in-lieu fee program as another potential option to meet the inclusionary housing requirements proposed with this ordinance.

G. The City Council has considered the effect of the proposed Zoning Code amendments on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental services.

H. The proposed Zoning Code amendments to the RMC are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

I. The proposed Zoning Code amendments to the RMC are not likely to create serious health problems or nuisances.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The findings and recitals set forth above are true and correct.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code section 37100.

Section 3. Amendment to Code. Chapter 17.95 is added to the Rocklin Municipal Code to read as shown in attached Exhibit A.

Section 4. Environmental. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060. Subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the environment) on the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 5. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 6. **Effective Date.** Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on October 28, 2025, by the following vote:

AYES: Councilmembers: Bass, Broadway, Gayaldo

NOES: Councilmembers: Halldin, Janda

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on November 11, 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Jill Gayaldo, Mayor

ATTEST:

Avinta Singh, City Clerk

First Reading: 10.28.2025
Second Reading: 11.11.2025
Effective Date: 12.11.2025

Exhibit A

Chapter 17.95 INCLUSIONARY HOUSING REQUIREMENTS

17.95.010 Purpose.

This chapter is intended to require residential projects to contribute to the development, rehabilitation, and preservation of affordable housing and to implement the policies of the housing element of the city's general plan. Pursuant to Government Code section 65850 et seq., this chapter establishes an inclusionary housing requirement to encourage the development of residential units that are affordable to a range of households with varying income levels.

17.95.020 Definitions.

"Affordable Housing Cost" as to rental units means rent determined under the applicable subsection of Health and Safety Code Section 50053, and as to ownership units means the housing cost determined under the applicable subsection of Health and Safety Code Section 50052.5.

"Affordable housing development agreement" means an agreement to develop affordable units, that is approved by the City Council, fully executed, and recorded on title with Placer County.

"Affordable unit" means a dwelling unit which is affordable to a very low-income household (30% to 50% of Area Median Income [AMI]), a low-income household (50% to 80% of AMI), or a moderate-income household (80% to 120% of AMI), and, in the case of rental units only, a dwelling unit which is affordable to an extremely low-income household (up to 30% of AMI).

"Density bonus" means a density increase over the otherwise maximum allowable gross residential density as of the date of application per Government Code Section 65915 et. seq.

"Developer" means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that seeks city approval for all or part of a development project. Developer includes "owner." For the purposes of this section, "developer" shall include the owner or applicant of a development project.

"Extremely low-income household" means a household whose income does not exceed 30 percent of the area median income for Placer County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50106."

"Housing development project" means the construction of all residential units, a common interest development created through the conversion of existing residential units that were not subject to this chapter at the time of construction, and mixed-use development including a residential component.

“Inclusionary housing agreement” means an agreement based on the inclusionary housing plan that is approved by the appropriate reviewing authority, fully executed, and recorded on title with Placer County. Each Inclusionary housing agreement shall include the right of city to enforce and provisions that such agreement may not be amended without the prior written approval of city. In addition, such agreement shall include, without limitation as to other provisions, the provisions of 17.95.080E.

“Inclusionary housing plan” means a proposal identifying the number and type of affordable units and detailing how the requirements of this chapter will be satisfied.

“Inclusionary Housing Trust Fund” means a separate fund of the city in which is deposited all monies collected under this chapter, which shall be used to promote the construction, rehabilitation, and maintenance of affordable units, including administrative costs related to monitoring inclusionary housing agreements and deed restrictions on affordable units.

“Low-income household” means households whose income does not exceed 80 percent of the area median income for Placer County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.

“Moderate income household” means households whose income does not exceed 120 percent of the area median income for Placer County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

“Owner” means a person partnership, joint venture, association, corporation, or public or private entity that has sufficient proprietary interest in real property to commence, maintain, and operate a development project.

“Very low-income household” means households whose income does not exceed 50 percent of the area median income for Placer County, as published and periodically updated by the California Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

17.95.030 Applicability.

- A. All housing development projects proposing ten (10) or more dwelling units shall include units that are affordable to very low and/or low-income households, in compliance with this chapter.
- B. Housing development projects for parcels with existing dwelling units shall be subject to this chapter if the sum of the existing dwelling units and the proposed dwelling units, net of any demolition, equal ten or more dwelling units.
- C. Subdivision maps dividing a parcel with existing dwelling units shall require, as a condition of approval, that if a housing development project is proposed on any newly created parcel, the proposed project shall be subject to this chapter if the sum

of the existing dwelling units and any proposed dwelling units, net of any demolition, equal ten or more dwelling units.

17.95.040 Exemptions.

This chapter shall not apply to any of the following:

- A. A housing development project application determined to be complete by staff or deemed complete by law as of the effective date of the ordinance codifying this chapter. This exemption includes all approved and entitled projects and projects for which a complete SB 330 preliminary application has been submitted.
- B. The portion of a housing development project located within a designated landmark building or contributing structure to a designated historic district that is retained and preserved on site as part of a housing development project in compliance with the Secretary of the Interior's standards.
- C. A housing development project that provides at least 50 percent of all units, excluding density bonus units, available at an Affordable Housing Cost for a duration of not less than that provided under Section 17.95.080C hereof.
- D. A housing development project that is exempt from this chapter by state law, including a housing development project for which the city enters into a statutory development agreement.

17.95.050 Affordable unit requirement.

- A. A developer shall comply with this chapter by satisfying either of the options below:
 - 1. A minimum of fifteen percent (15%) of all dwelling units in a housing development shall be developed, offered to, and sold or rented to low-income households, at an Affordable Housing Cost for low-income households; or
 - 2. A minimum of ten percent (10%) of all dwelling units in a housing development project shall be developed, offered to, and sold or rented to very low-income households, at an Affordable Housing Cost for very low-income households; or
 - 3. A minimum of five percent (5%) of all dwelling units in a housing development project shall be developed, offered to, and sold or rented to extremely low-income households at Affordable Housing Cost for extremely low-income households.

Inclusionary units within an ownership project must be ownership units; inclusionary units within a rental project must be rental units.

- B. Rounding calculations. In calculating the required number of inclusionary units, any fractional units will be rounded-up to the nearest whole number.

17.95.060 **Alternative methods of compliance.**

As an alternative to developing inclusionary units within an affected housing development project, the developer may request to satisfy the requirements of this chapter by applying and receiving authorization for one or more of the following:

- A. Off-site construction. At the discretion of the reviewing authority and upon application by the developer, the developer may satisfy the inclusionary unit requirement, in whole or in part, by constructing the required number and type of units on a site in the City of Rocklin other than that of the affected housing project pursuant to an affordable housing development agreement.
- B. In-lieu fee.
 - 1. Any fees may be established and updated by resolution of the city council. In the event the city hereafter approves by resolution the alternative of in-lieu fees, the developer may choose to pay the established fee in-lieu of providing all or some of the inclusionary units. Unless and until the city by resolution approves the use of in-lieu fees and establishes such in-lieu fees, the alternative of in-lieu fees will not be available.
 - 2. Timing of payment. The full amount of the in-lieu fee shall be paid prior to issuance of a building permit for any part of the housing development project.
 - 3. Deposits. In-lieu fees collected shall be deposited in the Inclusionary Housing Trust Fund.
 - 4. State density bonus. Payment of an affordable housing in-lieu fee shall not be considered a provision of affordable housing units for purposes of determining whether the housing development project qualifies for a state density bonus.
- C. Rehabilitation. At the discretion of the reviewing authority and upon application by the developer, the developer may acquire and rehabilitate market rate units within the city and convert those units to affordable units. The rehabilitation of the market rate units shall improve the units' structural integrity and livability to include improvements to the roofing, flooring, plumbing, heating, and air conditioning, as applicable. Any such rehabilitation shall be pursuant to an affordable housing development agreement.

17.95.070 **Inclusionary housing plan and agreement.**

- A. Application. The developer shall prepare and submit an inclusionary housing plan as part of the housing development project application process which must be approved together with the associated entitlements needed for the project.

- B. Consideration. An inclusionary housing agreement shall be prepared by the city and reviewed concurrently with the entitlement application for a housing development project. An inclusionary housing agreement must be approved by the City Council together with the associated entitlements needed for the project.
- C. Prohibitions.
1. No application shall be deemed complete until the developer has submitted an inclusionary housing plan as part of the housing development project application.
 2. No approval shall be issued for any portion of a housing development project until the inclusionary housing agreement has been approved (or is concurrently approved) by the City Council.
 3. No building permit shall be issued for any portion of a housing development project unless the inclusionary housing agreement has been executed and recorded.
 4. No certificate of occupancy shall be issued for all or any portion of a housing development project unless the developer performs its obligations under the inclusionary housing agreement.

17.95.080 Implementation standards.

- A. Amenity Access. Residents of inclusionary units shall have equal access to use of all on-site amenities.
- B. Construction. To the satisfaction of the City Council, which approval shall not be unreasonably withheld, all inclusionary units shall be:
1. Reasonably dispersed throughout the housing development project;
 2. Proportional in number, bedroom size, and location, to the market rate units; and
 3. Comparable with the market rate units in terms of the appearance, base design, materials, amenities, and finished quality.
- C. Duration of Affordability. All required inclusionary units shall be reserved for the following minimum time periods. "Reserved" for the purpose of this chapter means by deed restricted and/or with recorded covenants running with the land. The city has the right, but is not required to, enforce the restrictions, and any failure to enforce in one instance does not constitute a waiver against future enforcement.
1. Units for sale. A unit for sale shall be reserved at the applicable Affordable Housing Cost for a minimum of 45 years.

2. Units for rent. A unit for rent shall be reserved at the applicable Affordable Housing Cost for a minimum of 55 years.
- D. Tenant Preference Policy. Any tenant preference and priority system set forth in this code shall be used to determine eligibility among prospective beneficiaries for inclusionary units created through this chapter.
- E. Timing of construction. All inclusionary units shall be constructed concurrently with, or prior to the construction of the market rate units to assure that affordable units are offered and occupied while there are market units that remain unoccupied. If the city approves a phased project, the required inclusionary units shall be provided within each phase of the housing development project and per the inclusionary housing agreement.
- F. Subleases, assignments, and purchases. If the housing development project consists of units for rent, the inclusionary housing agreement shall prohibit tenants from subleasing affordable units or assigning rights with respect to affordable units. If the housing development project consists of units for sale, the inclusionary housing agreement shall require homeowners to occupy the unit.

17.95.090 **Enforcement.**

- A. Forfeiture of funds. Any individual who sells or rents an inclusionary unit in violation of this chapter shall be required to forfeit money so obtained in violation of this chapter (i.e., the profit received in rental income or sales price exceeding what is permitted by this chapter for affordable units). Recovered funds shall be deposited into the Inclusionary Housing Trust Fund.
- B. Enforcement. The city may institute any appropriate administrative or legal actions or proceedings necessary to ensure compliance with this chapter, including actions:
 1. To disapprove, revoke, or suspend any permit, including a building permit, certificate of occupancy, or ministerial or discretionary approval; and
 2. For injunctive relief and/or damages.
- C. Recovery of replacement Affordable Housing Cost. In the event one or more units becomes noncompliant, the city will likely experience substantial costs to replace that unit. Historically, land costs, interest costs, and construction costs, among other factors, have increased significantly over time and it is reasonably foreseeable that these will continue to increase in the future. In addition, the city would incur costs associated with negotiation and preparation of documents, and would likely incur recording costs and development fees. As part of the damages the city would be entitled to recover would be the costs to replace a noncompliant unit; these costs could exceed the initial cost of development of the unit that has become noncompliant. Notwithstanding the recovery of damages and replacement costs,

the original covenanted unit which has become noncompliant would remain subject to the recorded restrictions.

- D. Recovery of fees and costs. In any action to enforce this chapter or an inclusionary housing agreement, the city shall be entitled to recover its reasonable attorneys' fees and costs.

17.95.100 Takings determination.

- A. Application. Within 15 days of the approval or disapproval a project subject to the requirements of the Chapter 17.95, a developer may request a determination that the requirements of this chapter, taken together with the benefits under state density bonus law as applied to the housing development project, would legally constitute a taking of property of the housing development project without just compensation under the California or United States Constitutions. Failure to do so within that time constitutes a failure to exhaust administrative remedies.
- B. Burden on developer. The developer has the burden of providing economic information and other evidence necessary to establish that application of the provisions of this chapter to the housing development project would constitute a taking of property without just compensation.
- C. Reviewing Authority. The taking determination shall be made by the City Council.
- D. Presumption of facts. In making the taking determination, the review authority shall presume each of the following facts absent the City Attorney's legal advice to the contrary:
 - 1. The application of the inclusionary housing requirements of this chapter to the housing development project;
 - 2. The application of the maximum benefits the housing development project qualifies for under the density bonus law;
 - 3. The utilization of the most cost-efficient product type for the inclusionary units, where the option is available to the developer; and
 - 4. The utilization of external funding where reasonably likely to occur.
- E. Modifications to reduce obligations. If it is determined that the application of the provisions of this chapter would be a taking, the inclusionary housing plan and associated entitlements shall be modified to reduce the obligations in the inclusionary housing component to the extent, and only to the extent necessary, to avoid a taking. If it is determined no taking would occur through application of this chapter, the requirements of this chapter remain applicable.