

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Rocklin will hold a public hearing at the **Rocklin Event Center, 2650 Sunset Blvd., Rocklin, beginning at 5:30 p.m.** on Tuesday, May 9, 2017 to consider the following:

**RE: ROCKLIN GATEWAY
DESIGN REVIEW, DR2016-0010
GENERAL DEVELOPMENT PLAN, PDG2016-0005
OAK TREE PRESERVATION PLAN PERMIT, TRE-2017-0001**

This application is a request for approval of the following entitlements to allow development of approximately 7 gross acres into a 204-unit multiple-family apartment project at a density of approximately 32.7 units per acre:

- A General Development Plan Amendment to modify land uses and development standards for the previously-approved ZL Rocklin General Development Plan (PDG-2007-01).
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed multiple-family development.
- An Oak Tree Preservation Plan Permit (TRE-2017-0001) to address the preservation, removal, and mitigation of oak trees on the project site.

The subject site is located at the northeastern corner of Midas Avenue & Pacific Street. APNs 010-010-016, -017, -028, -029 & 010-040-040.

The property is zoned Planned Development - Mixed Use (PD-MU). The General Plan designation is Mixed Use (MU).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. *The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.*

The applicant is Daniel Nethercott with Catalyst Rocklin, LLC. The property owner is ZL Rocklin, LLC.

The Planning Commission reviewed this item on April 18, 2017. Following public comment and deliberations the Planning Commission voted to recommend City Council approval of the project.

NOTE: Persons interested in this project are encouraged to check the meeting agenda, available at the website noted below, as specific start times may be listed for each item or groups of items. Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Thursday between 8:00 a.m. and 4:00 p.m. and Friday between 8:00 a.m. and 12:00 p.m., or by phoning (916) 625-5120 for further information. Agenda information including staff reports, resolutions, and exhibits are typically available the Wednesday prior to the public hearing date on the City website (<http://www.rocklin.ca.us/agendas-and-minutes>).

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code §65009) The City of Rocklin and the State of California does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs in order to allow you to attend or participate in this public hearing process, please contact our office at 625-5120 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.