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REMOVE AFTER: 02/18/2020

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Rocklin will hold a public hearing in the Council Chambers at the Rocklin City Hall, 3970 Rocklin Road, Rocklin, beginning at **6:30 p.m.** on **Tuesday, February 18, 2020** to consider the following:

**RE: SUNSET STATION
 GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2019-0002
 DESIGN REVIEW, DR2019-0009**

This application is a request for approval of two entitlements to develop a 2-acre commercial/retail center. The project proposes a General Development Plan Amendment to the Stanford Ranch General Development Plan to allow "banks" to be permitted within the Planned Development Commercial (PD-C) zoning district, and a Design Review for site development of the property, to include a 6,064 s.f. drive-thru bank building, a building pad for future development, drive aisles, and landscaping.

The subject site is located on the Northern corner of Sunset Boulevard and Pebble Creek Drive. APN 016-450-016

The property is designated Mixed Use (MU) in the Rocklin General Plan and is zoned Planned Development Mixed Use (PD-MU) in the Stanford Ranch General Development Plan.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of review for this project.

The owner and applicant is SR95-VP, LLC – Denton Kelley.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Friday between 8:00 a.m. and 4:00 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.