

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Rocklin will hold a public hearing at the Rocklin Event Center, 2650 Sunset Boulevard, Rocklin, beginning at **6:30 p.m. on Tuesday, May 19, 2020** to consider the following:

**RE: PLACER ACADEMY EXPANSION
CONDITIONAL USE PERMIT, U2019-0004 (Temporary Use Permit, BZ2017-02)**

This application is a request for approval of a Conditional Use Permit to allow for the permanent operation of a charter school for transitional kindergarten through 8th grade classes totaling up to 456 students in a retail commercial shopping center. The school would occupy two adjacent buildings (approximately 24,000 total square feet) with administrative offices to be located in a separate suite within the same center. A 13,000 square foot area of the existing parking lot is proposed to be converted to an outdoor play yard, requiring the primary existing north-south access aisle within the shopping center to be gated during student outdoor times (M-F 9:30 AM to 1:30 PM). No modifications to the existing building exteriors have been proposed. The school had previously been permitted to operate a small campus on a portion of the on a temporary basis however that permit (BZ2017-02) has expired and is no longer valid.

The subject site is located within existing buildings at 3031, 3051, & 3071 Stanford Ranch Road, in the eastern portion of the Save Mart shopping center at the intersection of Stanford Ranch Road and Park Drive. APNs 367-160-007, -011, and -012.

The property is designated Business Professional/Commercial/Light Industrial (BP/COMM/LI) in the Rocklin General Plan and is zoned Planned Development Business Professional/Commercial (PD-BP/C) in the Stanford Ranch General Development Plan.

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

The applicant is Placer Academy and the owner is JJD-HOV Rocklin, LLC.

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>).

Any member of the public is welcome to comment on the application. **In light of the COVID-19 outbreak and the state-wide stay at home order and the recommendation to avoid large gatherings, members of the public are encouraged to provide comments on the project via email at meetingcomments@rocklin.ca.us for inclusion in the public record rather than attending in person. E-mail comments received during the public hearing are subject to the same rules that apply to speaker comments at the meeting: they must be received prior to the close of the public hearing and the reading of each comment is limited to no more than five minutes. The public may listen to audio or view the meeting via live stream at <https://rocklin.ca.us/agendas-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 City Clerk's office at 916-625-5564 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.