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REMOVE AFTER: 05/23/2023

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **City Council** of the City of Rocklin will hold a public hearing in the **COUNCIL CHAMBERS at Rocklin City Hall**, 3970 Rocklin Road, beginning at **6:00 p.m.** on **Tuesday May 23, 2023** to consider the following:

RE: TIME EXTENSION
QUARRY PLACE APARTMENTS / QUARRY PLACE RETAIL / COBBLESTONE SUBDIVISION
DESIGN REVIEW, DR017-0001
OAK TREE PRESERVATION PLAN PERMIT, TRE2019-0004
DR2019-0008
SD2017-0005

This application is a request for approval of an extension of time for the following previously-approved entitlements to allow the development of portions of the existing Kmart Shopping Center (approximately 15.22 acres) into apartments, two commercial buildings, and single-family residential lots:

- Design Review entitlements for the site design, landscaping, architectural designs, colors and materials of a 180-unit apartment development and two separate buildings housing approximately 9,700 square feet of retail/drive-through restaurant space.
- An Oak Tree Preservation Plan Permit to allow the removal of one oak tree.
- A Tentative Subdivision Map to create a 40-lot single family residential subdivision.

The subject site is located generally on the northeast corner of Pacific Street and Sunset Boulevard. APNs 010-470-003, -008, (portion) -010, -021, -022, (portion) -023, (portion) -024, (portion) -025, and -026.

The property is zoned Multiple Family Residential (R-3), Retail Business (C-2), and Single Family Residential 3,500 square foot minimum lot size (R1-3.5). The General Plan designations are High Density Residential (HDR), Retail Commercial (RC), and Medium High Density Residential (MHDR).

A Mitigated Negative Declaration of Environmental Impacts (MND) was previously approved by the Rocklin City Council via Resolution No. 2019-232 on October 8, 2019. The requested time extension does not result in any environmental impacts beyond those that were previously identified.

The property owner is St. Anton Rocklin, LLC. The applicant is Ardie Zahedani with St. Anton Communities.

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. Members of the public may also provide comments on the project via email at meetingcomments@rocklin.ca.us. E-mailed comments must be received by 3pm the day of the hearing. The public may listen to audio or view the meeting via live stream at <https://rocklin.ca.us/agendas-minutes>.

This meeting will also be offered via Zoom Webinar and the public is welcome to make a public comment through Zoom. Please refer to the meeting agenda for more information and instructions, or call (916) 625-5120 for the meeting ID and password.

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 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.