



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 the Rocklin City Hall, 3970 Rocklin Road, Rocklin, beginning at 6:00 p.m. on Tuesday, June 28, 2016 to consider the following:

**RE: SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER
GENERAL PLAN AMENDMENT, GPA2014-0001
REZONE, Z2014-0009
GENERAL DEVELOPMENT PLAN, PDG2015-0005
TENTATIVE PARCEL MAP, DL2015-0001
DESIGN REVIEW, DR2014-0016
OAK TREE PRESERVATION PLAN PERMIT, TRE2015-0009**

This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit, Tentative Parcel Map, General Plan Amendment from RC to HDR for a portion of the site, a Rezone from C-2 to PD-R for a portion of the site, and a General Development Plan to establish zoning to allow the construction of a horizontal mixed use project with 20 townhome dwelling units and a 7,891 square foot retail office building.

The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039.

The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

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 Planning Commission reviewed this item on June 7, 2016. Following public comment and deliberations the Planning Commission voted 3-0 to recommend City Council approval of the project as proposed.

The applicant is Gil Lee of USA Investment Associates, Inc. The property owner is USA Investments Associates, Inc.

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.

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.