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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 BLVD, ROCKLIN** beginning at **6:30 p.m.** on **TUESDAY, DECEMBER 15, 2020** to consider the following:

**RE: QUARRY ROW SUBDIVISION
GENERAL PLAN AMENDMENT, GPA2016-0001
GENERAL DEVELOPMENT PLAN, PDG2016-0001
REZONE, Z2016-0001
TENTATIVE SUBDIVISION MAP, SD2016-0003
TREE PRESERVATION PLAN PERMIT, TRE2016-0002
DESIGN REVIEW, DR2016-0003**

This application is a request for approval of the following entitlements to allow the development of approximately 7.4± acres as a small lot single-family residential subdivision:

- A General Plan Amendment to change the land use designation of 1.58± acres of Mixed Use (MU) and 5.8± acres of High Density Residential (HDR) to 7.4± acres of Medium High Density Residential (MHDR).
- A General Development Plan to establish the land uses and development standards for the proposed zone district.
- A Rezone to change the zoning applicable to the project site from Retail Business (C-2) to Planned Development 10.5 dwelling units per acre (PD-10.5).
- A Tentative Subdivision Map to create a 74-unit single family small lot residential subdivision.
- The removal of five oak trees and mitigated as required in the City's Oak Tree Preservation Ordinance.
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed single-family small lot residential subdivision.

The subject site is located on the southeast corner of Pacific Street and Grove Street, 4545 Pacific Street. APNs 045-031-001 through -005, 045-031-005-510, 045-031-005-520, and 045-031-047.

The property is zoned Retail Business (C-2). The General Plan designation is Mixed Use (MU) and High Density Residential (HDR).

Notice is hereby given that the City of Rocklin will consider making a recommendation for adoption of an Environmental Impact Report for the development project described above. A Draft EIR was prepared to address and analyze the Quarry Row Subdivision project and was circulated for a 45-day review period that began on December 14, 2017 and ended on January 29, 2018. The Final EIR document, which addresses and responds to comments that were made on the Draft EIR, will be available for public review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs.asp>.

The applicant is Todd Lowell with Lowell Development, Inc. The property owner is Irene Ann Coker, Trustee.

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>.

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.

