



POST BY: 08/10/2023

REMOVE AFTER: 08/22/2023

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, August 22, 2023** to consider the following:

**RE: SOUTH WHITNEY MIXED USE TIME EXTENSION
TENTATIVE PARCEL MAP, DL2015-0001, DESIGN REVIEW, DR2014-0016
OAK TREE PRESERVATION PLAN PERMIT, TRE2015-0009
TENTATIVE SUBDIVISION MAP, SD2017-0006**

This application is a request for approval of a two-year extension of time for the following previously approved entitlements to allow the development of the South Whitney Mixed Use project:

- A Tentative Parcel Map (DL-2015-0001) to subdivide an approximately 2.8 gross acre site into two parcels.

This application is also a request for approval of a one-year extension of time for the following previously approved entitlements to allow the development of the South Whitney Mixed Use project:

- A Design Review (DR-2014-0016) and Oak Tree Preservation Plan Permit (TRE-2015-0009) to approve townhomes and a commercial building with associated site improvements, and remove twenty-two oak trees.
- A Tentative Subdivision Map (SD-2017-0006) to subdivide approximately 2.8 gross acres into 20 townhome parcels and three common area lots.

The subject property is generally 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), Planned Development Residential (PD-R), and Open Area (OA). The General Plan designations are Retail Commercial (RC), High Density Residential (HDR), and Recreation Conservation (R-C).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2016-177; the requested time extension does not result in any environmental impacts beyond those that were previously identified.

The property owner and applicant is Whitney Sunset 14 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. 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.