

POST BY: 07/24/2026



REMOVE AFTER: 08/04/2026

PUBLIC HEARING NOTICE

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NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** 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 4, 2026** to consider the following:

MIDAS APARTMENTS

Design Review, DR2026-0002

Project: The project is a request for approval of a Design Review (DR2026-0002) to develop an approximately 7.1-acre undeveloped site with an 100-percent affordable multi-family/apartment community. The project includes construction of three (3) multi-family buildings, containing a total of 281 units, along with a new parking lot, drive aisles, community facility, playground, and associated infrastructure. The proposal also incorporates site landscaping, signage, lighting, and utility connections necessary to support operation of the multi-family community. The site is approximately 7.1 acres, with access from both Pacific Street and Midas Avenue.

Location: The project site is located northwest corner of Pacific Street and Midas Avenue, City of Rocklin (APNs: 010-010-016, -017, -028, and -029; and 010-040-040).

General Plan/Zoning: The property has a general plan designation of High Density Residential (HDR). The property has a zoning designation of Planned Development - Residential – 33 Dwellings Per Acre (PD-33) and Residential Minimum Density Overlay Zone – Residential, 24+ Dwellings Per Acre (RMDO-R24+) within the Rocklin Gateway General Development Plan.

Environmental Review: CEQA Exemption / Determination

Applicant: Oren Hillel and Garrett Borges with Waterford Property Company and Cypress Equity Investments.

Owner: Paxion Rocklin AH LP.

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) 625-5100 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>).

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 (916) 625-5100 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.