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REMOVE AFTER: 09/05/2023

PUBLIC HEARING NOTICE

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 **6:30 p.m.** on **TUESDAY, SEPTEMBER 5, 2023** to consider the following:

**RE: ESTIA AT ROCKLIN MODIFICATION
DESIGN REVIEW, DR2021-0012 (MODIFICATION TO AN APPROVED PROJECT)**

This application is a request for approval of a Modification to a previously approved residential Design Review. The modified project would allow for 19 additional apartment units in five additional buildings, for a project total of 200 units, and would include associated revisions to the site layout, parking, and landscaping.

The subject site is located on the northerly 20-acre portion of a 30-acre site at the northwest corner of University Avenue and Sunset Boulevard. APN 017-276-007.

The property is zoned Planned Development 10 units per acre (PD-10). The General Plan designation is Medium High Density Residential (MHDR).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2022-192. The requested design review modification does not result in any environmental impacts beyond those that were previously identified and therefore, the design review can rely on the approved Mitigated Negative Declaration, pursuant to Section 15162 of the CEQA Guidelines.

The applicant is Jeff Pemstein with Towne Development of Sacramento, Inc. The property owner is Joseph Mohamed, Trustee of the Joseph Mohamed, Sr. & Shirley M. Mohamed Charitable Remainder Unitrust II.

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>).

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) 625-5100 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 625-5100 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.