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REMOVE AFTER: 11/07/2023

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, NOVEMBER 7, 2023** to consider the following:

**RE: WEST OAKS APARTMENTS
DESIGN REVIEW, DR2022-0010
TENTATIVE PARCEL MAP, DL2023-0001
ENVIRONMENTAL, ENV2022-0002**

The project is a request for approval of a Design Review (DR2022-0010) to construct a multifamily development on approximately 15.9 gross acres. The development would be comprised of 371 units for market-rate rental. The development would consist of 15 three-story walk-up buildings, two (2) four-story apartment buildings with rooftop patios, and a one-story clubhouse with an outdoor pool, as well as associated parking and landscaping.

The project also includes a Tentative Parcel Map (DL2023-0001) to subdivide the site into three (3) individual parcels for phasing and financing purposes, and to abandon historic private reciprocal access, public utility, and emergency access easements which were established as part of the previously-approved Atherton Center, a nonresidential project approved in 2006 on the property, which has since expired.

The project site is approximately 15.9 gross acres located west of the terminus of West Oaks Boulevard, east of Highway 65. The site consists of six (6) incorporated parcels, designated with Assessor Parcel Numbers (APNs) 365-020-067, -068, -069, -070, -071, and -072, as well as an approximately 3.4-acre portion of former Caltrans right-of-way located north and adjacent to the other parcels. That piece, which is currently unincorporated with no APN assigned, is part of an annexation which is being concurrently processed.

The property is zoned Planned Development Residential, 24 Units Per Acre Minimum (PD-24+). The General Plan designation is High Density Residential (HDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. **The review period for the Mitigated Negative Declaration begins on October 13, 2023 and ends at 5:00 p.m. November 2, 2023.** The environmental document is available for 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>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The property owner is Black Iris Properties. The project applicant is HRGA Young Kim.

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.