

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, SEPTEMBER 27, 2022** to consider the following:

**RE: ESTIA AT ROCKLIN  
GENERAL PLAN AMENDMENT, GPA2021-0001  
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0002  
REZONE, Z2021-0002  
DESIGN REVIEW, DR2021-0012  
TENTATIVE PARCEL MAP, DL2021-0004**

Request for approval of General Plan Amendments for Land Use and Level of Service Policy Exception(s), a Rezone, and a General Development Plan Amendment to convert a 20-acre portion of an existing 30-acre parcel from Professional Office (BP) and Planned Development Commercial (PD-C) / Planned Development Light Industrial (PD-LI) to Medium High Density Residential (MHDR) (up to 15.4 dwelling units per acre) and Planned Development 10 units per acre maximum (PD-10) and to re-allocate vehicle trip end caps among multiple parcels, as well a Design Review to approve the site design, parking, landscaping, and architecture of single-story, single and duplex unit for-rent homes, and a Tentative Parcel Map to create two lots consistent with the zone boundary change.

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

The property is currently zoned Planned Development Commercial (PD-C) and Planned Development Light Industrial (PD-LI), and the General Plan designation is Professional Office (BP).

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 ended at 5:00 p.m. June 6, 2022.

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.

The Planning Commission reviewed this item on August 16, 2022 with the majority of the Planning Commission voting to recommend City Council approval of the project.

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](mailto: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](mailto:meetingcomments@rocklin.ca.us) so that we may make every reasonable effort to accommodate you.