

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, MARCH 19, 2024** to consider the following:

**RE: THAO RESIDENCE
DESIGN REVIEW, DR2022-0017
ENVIRONMENTAL, ENV2023-0013**

This application is a request for approval of a Design Review to allow the construction of a new single family residence in compliance with a requirement of the recorded map.

The subject site is located at 3932 Rawhide Road. APN 030-210-068.

The property is zoned Residential Estate 20,000 square foot minimum lot size (RE-20). The General Plan designation is Low Density Residential (LDR).

A review of this project pursuant to the California Environmental Quality Act (CEQA) has identified a Categorical Exemption as the appropriate level of environmental review for this project, pursuant to Sections 15332 Infill Development and 15303 New Construction or Conversion of Small Structures.

The Owner is John Thao and Mee Xiong and the Applicant is Jenell Hodgson with Bianchi-Tillett Developers, Inc.

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>.

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.

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