



POST BY: 11/22/2024

REMOVE AFTER: 12/03/2024

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, DECEMBER 3, 2024** to consider the following:

**RE: UNIVERSITY APARTMENTS
GENERAL PLAN AMENDMENT, GPA2023-0001
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2023-0004
ZONING ORDINANCE AMENDMENT, Z2023-0003
DESIGN REVIEW, DR2023-0006**

Request for approval of a Design Review (DR2023-0006) to allow for the development of a 324-unit rental apartment community on 12.72 total acres. The project proposes a mix of one, two, and three-bedroom units in twelve (12) three-story buildings arranged around the site. The project proposes a mix of 307 market-rate units and 17 units affordable to very low-income households (approximately 5 percent of the total project). The project includes a General Plan Amendment (GPA2023-0001) to change the land use designation of 0.41-acre of the site from Recreation Conservation (R-C) to Mixed Use (MU). A General Development Plan Amendment (PDG2023-0004) and Zoning Ordinance Amendment (Z2023-0003) are requested to change the zoning designation of 12.31 acres of the site from Planned Development Light Industrial (PD-LI) and 0.41-acre of the site from Open Space (OS) to Planned Development Residential 22 Units Per Acre Minimum (PD-22+).

The project site is located west of University Avenue, east of Highway 65, and north of Sunset Boulevard. The Assessor's Parcel Numbers (APNs) are 017-276-005 and -006.

The property is designated MU on 12.31 acres and R-C on 0.41 acre. The property is zoned PD-LI on 12.31 acres and OS on 0.41 acre. See discussion above.

The Northwest Rocklin Annexation Environmental Impact Report (NRA EIR) (SCH 99102012) was prepared in 2002 for the Northwest Rocklin Annexation project and approved by the City Council via Resolution No. 2002-230. The City of Rocklin has determined that the proposed project does not trigger the need for supplemental or subsequent review under Section 15162 of the CEQA Guidelines, and therefore pursuant to Section 15164 of the CEQA Guidelines an Addendum to the NRA EIR has been prepared for this project.

The property owner is WJU Holding 719, L.P. The applicant is Plan Steward, 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.