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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, FEBRUARY 13, 2024** to consider the following:

**RE: UNIVERSITY SQUARE  
DESIGN REVIEW, DR2022-0002  
CONDITIONAL USE PERMIT, U2022-0001**

This application is a request for approval of a Design Review, and Conditional Use Permit to allow the construction of a commercial center including a daycare, a gas station with convenience store and carwash, a hotel, and four shops/pad buildings that include retail space and three quick serve restaurants with drive-throughs, along with the associated site improvements, including parking, landscaping, and pedestrian amenities/outdoor dining, on seven (7) lots.

The subject site is located on the southerly 10-acre portion of a 30-acre site at the northwest corner of Sunset Boulevard and University Avenue. Assessor's Parcel Number (APN) 017-276-007.

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Business Professional (BP).

A Mitigated Negative Declaration of Environmental Impacts for the Estia at Rocklin and University Commercial (aka University Square) combined project was previously approved by the Rocklin City Council through Resolution No. 2022-192. The requested design review and conditional use permit entitlements are generally consistent with the project analyzed by the approved Mitigated Negative Declaration and therefore additional analysis is not anticipated to be required.

The applicant is Jeffrey Thompson with Morton and Pitalo, Inc. The property owner is TI Investors of Rocklin Holding Company LLC.

The Planning Commission reviewed this item on December 19, 2023 and voted 4-0 (one member absent) 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) 625-5100 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](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>.

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