

RESOLUTION NO. 2019-192

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO YEAR
TIME EXTENSION OF A TENTATIVE SUBDIVISION MAP, AN
OAK TREE PRESERVATION PLAN PERMIT AND A DESIGN REVIEW
(SUNSET HILLS TOWNHOMES ENTITLEMENT TIME EXTENSION /
SD-2013-03, TRE-2013-04 and DR-2013-13)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. A Tentative Subdivision Map (SD-2013-03) and Oak Tree Preservation Plan Permit (TRE-2013-04) were approved via City Council Resolution No. 2015-143 and a Design Review (DR-2013-13) was approved via City Council Resolution No. 2015-144 on June 9, 2015 to allow for the development of 26 residential building lots containing 148 air-space condominium units, one common area lot for circulation, recreational facilities, and landscaping, and one common area lot for an open space/conservation area; APNs 016-210-011 & 016-240-044.

B. A Mitigated Negative Declaration of environmental impacts prepared for this project was approved via City Council Resolution No. 2015-142 on June 9, 2015. A 15162 analysis, which was prepared to determine if further environmental review would be necessary, concluded that the time extension does not result in any new or significantly greater environmental impact beyond those that were previously identified and therefore no further environmental review is necessary.

C. The project was extended by two years via City Council Resolution No. 2017-177 on July 25, 2017.

D. The project applicant has applied to extend the project entitlements for two years beyond the original June 9, 2019 expiration date, consistent with the requirements of the Municipal Code.

E. The approved project, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

F. The approved project, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

G. The site is physically suitable for the approved type and density of development.

H. The approved design of this project is compatible with surrounding development, natural features and constraints.

I. The height, bulk, area, color scheme and materials of the approved buildings and structures are compatible with surrounding development.

J. The design of the approved project and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

K. The design of the approved project and type of improvements will not cause serious public health problems.

L. The design of the approved project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

M. The design of the approved project provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The two-year extension of time for the Sunset Hills Townhomes Tentative Subdivision Map (SD-2013-03) and Oak Tree Preservation Plan Permit (TRE-2013-04) as depicted in City Council Resolution 2015-143 and the Design Review (DR-2013-13) as depicted in City Council Resolution 2015-144, is hereby approved, subject to the original terms and conditions in the previous approval.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolutions 2015-143 and 2015-144 by two years each to June 9, 2021, unless prior to that date a building permit has been issued or a further time extension has been granted.
2. The originally-approved resolutions and associated exhibits shall govern the design and construction of the project.

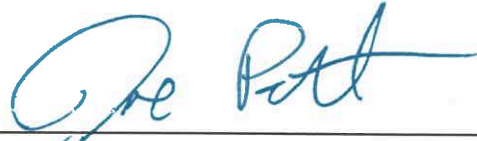
PASSED AND ADOPTED July 23, 2019, by the following vote:

AYES: Councilmembers: Broadway, Janda, Gayaldo, Halldin, Patterson

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Joe Patterson, Mayor

ATTEST:



Mona Forster, City Clerk