

RESOLUTION NO. 2020-155

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A TWO YEAR TIME EXTENSION OF A TENTATIVE PARCEL MAP, DESIGN REVIEW AND
OAK TREE PRESERVATION PLAN PERMIT

(South Whitney Mixed Use Time Extension II / DL2015-0001, DR2014-0016 / TRE2015-0009)

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. The project applicant, consistent with the Rocklin Municipal Code, timely submitted a request for a second two-year extension of time for an approved Tentative Parcel Map (DL2015-001) (Reso. 2016-179, adopted June 28, 2016) to allow construction of 20 townhomes and a commercial building with associated site improvements, remove 22 oak trees, and subdivide an approximately 2.8 acre site into two parcels generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way, APN 016-240-039.

B. A Mitigated Negative Declaration of Environmental Impacts prepared for this project was approved via City Council Resolution No. 2016-177 on June 28, 2016.

C. On August 14, 2018, the City Council approved the first time extension request for the Tentative Parcel Map, Design Review and Oak Tree Preservation Plan Permit entitlements, granting a two-year extension that extended the approval to June 28, 2020 (Reso. 2018-217).

D. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

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 proposed type and density of development.

H. 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.

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

J. 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.

K. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The City Council of the City of Rocklin further finds and determines that:

A. The project developer timely submitted a request for a second two-year extension of time for the Design Review and Oak Tree Preservation Plan Permit (DR2014-0016, TRE2015-0009) (Reso. 2016-180, approved June 28, 2016) approving the design of four multi-family townhome buildings, an office building, associated site design, parking and landscaping, and allowing the removal of up to 22 oak trees on an approximately 2.81 acre site generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way, APN 016-240-039.

B. A Mitigated Negative Declaration of environmental impacts prepared for this project was approved via City Council Resolution No. 2016-177.

C. On August 14, 2018, the City Council approved the first time extension request for the Design Review and Oak Tree Preservation Plan Permit granting a two-year extension that extended the approval to June 28, 2020 (Reso. 2018-217).

D. The design of the site is compatible with surrounding development, natural features and constraints.

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

F. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

G. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

I. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning regulations, standards, and restrictions applicable to the property.


Section 3. The two-year extension of time for the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001) and Design Review and Oak Tree Preservation Plan Permit (DR2014-0016 and TRE2015-0009), as depicted in City Council Resolutions 2016-179 and 2016-180, is hereby approved, subject to the original terms and conditions in those approvals as well as the conditions described below.

A. Conditions

1. This entitlement shall extend the expiration date of the South Whitney Mixed Use Tentative Parcel Map (DL2015-001), Design Review and Oak Tree Preservation Plan Permit (DR 2014-0016 and TRE2015-009), previously approved by Resolutions 2016-179, 2016-180, and 2018-217, by an additional two years to June 28, 2022, unless, prior to that date, a final map has been recorded or a building permit issued, respectively, 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 at a regular meeting of the City Council of the City of Rocklin held on August 11, 2020, by the following vote:

AYES: Councilmember(s): Broadway, Gayaldo, Halldin, Janda, Patterson
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None



Greg Janda, Mayor

ATTEST:



Hope Ithurnburn, City Clerk