

RESOLUTION NO. 2020-156

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
APPROVING A TWO YEAR TIME EXTENSION OF A TENTATIVE SUBDIVISION MAP

(South Whitney Mixed Use TSM Time Extension II / SD2017-0006)

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 two-year extension of time for a Tentative Subdivision Map (SD2017-0006), approved by Resolution No. 2017-175 on July 25, 2017, to allow for the subdivision of approximately 2.8 gross acres into 20 townhome parcels and three common area lots, generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way, in conjunction with previously approved project entitlements on the site, 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 July 23, 2019, the City Council approved the first time extension request for the Tentative Subdivision Map granting a one-year extension that extended the approval to July 25, 2020 (Reso. 2019-193).

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 approved type and density of development.

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

I. 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.

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

K. 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.

L. 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 South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006) as depicted in City Council Resolution 2017-175, is hereby approved, subject to the original terms and conditions in the previous approval as well as the below conditions.

A. Conditions

1. The expiration date of the South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006) (Reso. 2017-175, 2019-193) is extended by an additional two years to July 25, 2022, unless, prior to that date, a final map has been recorded 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

  
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Greg Janda, Mayor

ATTEST:

  
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Hope Thurnburn, City Clerk