

RESOLUTION NO. 2022-

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

(South Whitney Mixed Use Tentative Subdivision Map Third Time Extension /
SD2017-0006, 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. On July 25, 2017, the City Council of the City of Rocklin passed City Council Resolution No. 2017-175, thereby approving the South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006) for a period of two years and allowing 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.

B. On June 28, 2016, the City Council of the City of Rocklin passed City Council Resolution No. 2016-177, approving the Mitigated Negative Declaration of Environmental Impacts prepared for the project subject to this resolution.

C. On July 23, 2019, the City Council passed Resolution 2019-193, approving the first time extension request for the Tentative Subdivision Map (SD2017-0006) granting a one-year extension that extended the approval to July 25, 2020.

D. On August 11, 2020, the City Council passed Resolution 2020-156, approving the second time extension request for the Tentative Subdivision Map (SD2017-0006) granting a two-year extension that extended the approval to July 25, 2022.

E. The project applicant has applied to extend the Tentative Subdivision Map beyond the expiration date for two additional years, through July 25, 2024.

F. 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.

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

H. 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.

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

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

K. 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.

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

M. 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.

N. The design of the approved project 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. On June 28, 2016, the City Council of the City of Rocklin passed Resolution 2016-180, thereby approving the South Whitney Mixed Use Design Review (DR2014-0016) and Oak Tree Preservation Plan Permit (TRE2015-0009) and allowing for four multi-family townhome buildings, an office building, associated site design, parking and landscaping, and allowing the removal of up to twenty-two 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.

B. On June 28, 2016, the City Council of the City of Rocklin passed Resolution No. 2016-177, approving the Mitigated Negative Declaration of environmental impacts prepared for this project subject to this resolution.

C. On August 14, 2018, the City Council passed Resolution 2018-217, approving the first time extension request for the Design Review (DR2014-0016), Oak Tree Preservation Plan Permit (TRE2015-0009), and the South Whitney Mixed Use Tentative Parcel Map (DL2015-0001), granting a two-year extension that extended the approval to June 28, 2020.

D. On August 11, 2020, the City Council passed Resolution 2020-155, approving the second time extension request for the Design Review (DR2014-0016), Oak Tree Preservation Plan Permit (TRE2015-0009), and Tentative Parcel Map (DL2015-001), granting a two-year extension that extended the approval to June 28, 2022.

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

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

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

H. 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.

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

J. 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 extensions of time for the Design Review (DR2014-0016), Oak Tree Preservation Plan Permit (TRE2015-0009), and South Whitney Mixed Use Tentative Subdivision Map (SD2017-0006) as originally approved by City Council Resolutions 2016-180 and 2017-175, are hereby approved, subject to the original terms and conditions in the previous approvals, any subsequent amendments thereto, and the below conditions.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolutions 2016-180 and 2017-175 to July 25, 2024, 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 June 14, 2022, by the following vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Bill Halldin, Mayor

ATTEST:

Hope Ithurburn, City Clerk