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REMOVE AFTER: 04/20/2021

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Rocklin will hold a public hearing at the **Rocklin Event Center, 2650 Sunset Blvd, Rocklin** beginning at **6:30 p.m.** on **Tuesday, April 20, 2021** to consider the following:

**RE: LYON OIL CHANGE
CONDITIONAL USE PERMIT, U2020-0004
DESIGN REVIEW, DR2020-0006**

Request for approval of a Conditional Use Permit and Design Review to construct a 4,505 square foot vehicle service facility and site improvements on 0.64 acre. Operations would consist of oil changes and other light vehicle services.

The project site is located on the south side of Stanford Ranch Road, approximately 500 feet southwest of the intersection of Stanford Ranch Road and Sunset Boulevard. APN 017-460-001.

The property is designated Retail Commercial (RC) in the Rocklin General Plan and is zoned Planned Development Commercial (PD-C) in the Stanford Ranch General Development Plan.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Notice of Exemption as the appropriate level of review for this project.

The property owner is Thomas Lyon. The applicant is Larry B. Diminyatz.

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) 625-5120 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. In light of the COVID-19 outbreak and the state-wide stay at home order and the recommendation to avoid large gatherings, members of the public are encouraged to provide comments on the project via email at meetingcomments@rocklin.ca.us for inclusion in the public record rather than attending in person. E-mail comments received during the public hearing are subject to the same rules that apply to speaker comments at the meeting: they must be received prior to the close of the public hearing and the reading of each comment is limited to no more than five minutes. The public may listen to audio or view the meeting via live stream at <https://rocklin.ca.us/agendas-minutes>.

This meeting will also be offered via Zoom Webinar and the public is welcome to make a public comment through Zoom. Please refer to the meeting agenda for more information and instructions, or call (916) 625-5120 for the meeting ID and password.

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 625-5120 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.