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## PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the **PLANNING COMMISSION** of the City of Rocklin will hold a public hearing in the **COUNCIL CHAMBERS at Rocklin City Hall**, 3970 Rocklin Road, beginning at **6:30 p.m.** on **TUESDAY, FEBRUARY 21, 2023** to consider the following:

**RE: VOLKSWAGEN  
DESIGN REVIEW, DR2022-0009  
USE PERMIT, U2022-0003  
ENVIRONMENTAL, ENV2023-0001**

The project is a request for approval of a Design Review to construct an approximately 45,300 square foot automotive sales and service facility with a 30,800 square foot roof parking deck on a 4.65-acre. The project would include sales/showroom space, a 20-bay service shop, vehicle wash, customer parking lot, landscaping improvements, and trash enclosures. The project requires a Use Permit, as the proposed building exceeds the 35-foot maximum height within the Automotive Overlay District. The northern/eastern portion of the site is currently developed with the 43,500 square foot Audi Rocklin Dealership, which was constructed in 2016. The project is designed around the large oak tree on the site, next to Granite Drive, which is to be preserved and protected.

The subject site is located at 4448 Granite Drive. APN No. 045-080-046

The property is designated Retail Commercial (RC) in the Rocklin General Plan and the zoning is Planned Development Commercial (PD-C) within the Automotive Overlay District.

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

The property owner and applicant is Rocklin GW, LLC.

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. Members of the public may also provide comments on the project via email at [meetingcomments@rocklin.ca.us](mailto:meetingcomments@rocklin.ca.us). E-mailed comments must be received by 3pm the day of the hearing. 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](mailto:meetingcomments@rocklin.ca.us) so that we may make every reasonable effort to accommodate you.