

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **September 23, 2010**, at 7:00 p.m., or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing at the **City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering an application for a **CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION – 1720 DOUGLAS BOULEVARD – TWIN CITIES MOTORSPORTS PWC AND SNOWMOBILE – FILE # 2010PL-056 (CUP-000063 & DRP-000351)**

**Request:** The applicant requests approval of a Conditional Use Permit to allow retail sales of motorcycles, snowmobiles, and personal watercraft within a Community Commercial (CC) zone. The applicant also requests a Design Review Permit Modification to enclose a bank porte cochere and repair vehicles in this area.

**Project Title/Name:** Twin Cities Motorsports PWC & Snowmobile

**Project Address:** 1720 Douglas Bl.

**Applicant:** Carl Allison, Twin Cities Motorsports

**Owner:** Carole Cohen, YCM Associates LLC.

**Current Zoning:** Community Commercial (CC)

**Project Planner:** Derek Ogden, Associate Planner

**Environmental Determination:** The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Mitigated Negative Declaration. The Mitigated Negative Declaration will circulate for a 20-day public review period that will began on September 3, 2010 and ends on September 23, 2010. The Initial Study/Mitigated Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Project Planner, Planning & Redevelopment Department, 311 Vernon Street, Roseville, CA 95678.** If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final.

If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning & Redevelopment Department at, or prior to the Public Hearing.

**PAUL RICHARDSON**

Planning & Redevelopment Director

Dated: August 30, 2010

Publish: September 4, 2010