PUBLIC HEARING NOTICE

Notice is hereby given that on February 23, 2012 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 a <u>CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 10221 FAIRWAY DRIVE – HRNSP PCL 46B BRAKEMASTERS BUILDING MODIFICATION – FILE # 2011PL-107; PROJECT # CUP-000077 & DRP-000414.</u>

Request: The applicant requests approval of a Conditional Use Permit to allow an automotive repair use to operate within a Community Commercial zone. In addition, the applicant requests approval of a Design Review Permit Modification to modify the approved building design to accommodate a change of use from retail to automotive repair. The proposed changes will include minor alterations to the landscape and building façade.

Project Title/Name: HRNSP Parcel 46B, Brakemasters Building Modification

Project Address: 10221 Fairway Drive; 379-010-001-000

Owner: Steve Thomas, Thomas Pacifica LLC

Current Zoning: Community Commercial / Special Area-Highland Reserve

Project Planner: Wayne Wiley, Associate Planner

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Guidelines Section 15301(e) pertaining to existing structures and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

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 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 Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning Director

Dated: January 31, 2012 Publish: February 3, 2012