

PUBLIC HEARING AND NEGATIVE DECLARATION NOTICE

NOTICE is hereby given that on **February 24, 2005**, 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 **CONDITIONAL USE PERMIT MODIFICATION – 200 NORTH SUNRISE AVENUE (AUTOMALL ELECTRONIC READER BOARD) - FILE# CUPMOD 04-12**.

Nature of request: The Roseville Automall Association is seeking approval to replace the existing electronic reader board sign located adjacent to Interstate 80 with a new 1,082 square foot sign cabinet, including a 586 square foot light emitting diode (LED) reader board. The new sign would be 29.5 feet tall by 40.3 feet wide. The existing sign is 25 feet tall by 40 feet wide totaling 400 square feet overall, with a 300 square foot reader board.

Project Title/Name: Auto Mall Electronic Reader Board Sign

Location/Assessor's Parcel Number (APN): 013-213-028

Project Applicant: Damon Eberhart, Roseville Automall Association

Owner: George McCabe, R&A Roseville, LLC.

Current Zoning: Planned Development for Commercial Auto Sales and Service (PD

161)

Project Planner: Michael Isom, Associate Planner



<u>ENVIRONMENTAL DETERMINATION:</u> The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a 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 Negative Declaration. The Negative Declaration was circulated for a 20-day public review period that began on February 4, 2005 and ends on February 24, 2005. The Initial Study / 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, City 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 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: February 1, 2005 Publish: February 5, 2005