## PLANNING & REDEVELOPMENT DEPARTMENT



311 Vernon Street, Roseville, CA 95678 (916) 774-5276

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## PUBLIC HEARING NOTICE & NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that on July 9, 2009 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 CONDITIONAL USE PERMIT MODIFICATION – 100 AUTOMALL DRIVE – NERSP PARCEL 13A - AUTOMALL WALL RENOVATION PROJECT - FILE # 2009PL-012 - (PROJECT # CUP-000056).

Request: The applicant requests approval of a Conditional Use Permit Modification to renovate the Roseville Automall's existing perimeter wall, which will include the addition of vehicle display pads and associated signage at six (6) locations. Additionally, the applicant has requested modifications to the existing Master Use Permit which governs operation of the Roseville Automall. Modifications include (but are not limited to: 1) the addition of vehicle display platforms, 2) revisions to building setback standards, 3) expansion of permitted uses to include "stand-alone" pre-owned vehicle dealerships, and sale of recreational vehicles, boats and motorcycles, 4) increased design flexibility through the City's Design Review Permit process, and 5) use of tents and other exterior structures for display, detailing, etc.

Location Map

Project Title/Name: Automall Wall Renovation Project

Project Address: 100 Automall Drive

Applicant: Borges Architectural – Adam O. Lovern

Owner: Roseville Automall Association – c/o Eberhart & Co -Bruce Westrup

Current Zoning: Planned Development (PD 247, PD 253, PD 261 – Auto Center &

Automall)

Project Planner: Ron Miller, Associate Planner

**Environmental Determination:** 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 is based on an Initial Study, which has concluded that the project will avoid potentially significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration has been circulated for a 20-day public review period that begins on June 19, 2009 and ends on July 9, 2009. The Initial Study and Negative Declaration are available for review at the City Clerk's office or Permit Center, 311 Vernon Street, during normal business hours.

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.** 

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 June 17, 2009

Publish June 20, 2009