PUBLIC HEARING NOTICE

Notice is hereby given that on **July 22, 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 MODIFICATION – 1125 ORLANDO AVENUE – A & S MOTORCYCLE AUTO SALES - FILE# 2009PL-121; PROJECT# CUP-000062.**

Request: The applicant requests approval of a Conditional Use Permit Modification to allow the sale of pre-owned automobiles in a portion of the existing parking area at the southwest corner of the site. Approximately 48 existing parking spaces will be utilized for the pre-owned automobile sales area. There will be no automotive services (oil changes, detailing, washing, etc.) provided. There are no proposed changes to operating hours nor are there any exterior building modifications proposed.

Project Title/Name: A & S Motorcycle Auto Sales

Project Address/APN: 1125 Orlando Avenue/471-030-036-000

Applicant: A & S Motorcycle Parts, Inc., Jeff Hanrahan

Owner: Anthony C. Felice

Current Zoning: Community Commercial (CC) **Project Planner:** Ron Miller, Associate Planner

Environmental Determination: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 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, City 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 and 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: June 28, 2010 Publish: July 3, 2010