PUBLIC HEARING NOTICE AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that on February 13, 2014 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 <u>DESIGN REVIEW PERMIT</u>, CONDITIONAL USE PERMIT, & TREE PERMIT — ENTERPRISE CAR SALES AND RENTAL BUILDING — 150 N. SUNRISE AVE. — RECORD #PL13-0055.

Request: The applicant requests approval of a Design Review Permit to construct a 34,425 square foot office and sales building with associated on-site parking, landscaping and site lighting; a Conditional Use Permit to allow car sales operations; and a Tree Permit to allow the removal of two protected native oak trees to facilitate development of the site.

Project Title/Name: Enterprise Car Sales and Rental Building

Project Address: 150 N Sunrise Avenue

Applicant: Mike Davirro, Enterprise Rent a Car Company of Sacramento

Owner: Rick Singer, I Think I Can L.P.

Current Zoning: Community Commercial (CC) **Project Planner:** Gina McColl, Associate Planner

Environmental Determination: An Initial Study was prepared for the project to evaluate the project's potential environmental effects per CEQA. The Planning Commission will consider this Initial Study and proposed Mitigated Negative Declaration before taking action on the proposed project. **The public review period for the proposed Mitigated Negative Declaration will occur from January 24, 2014 to February 13, 2014**.

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 Division, 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 Division at, or prior to the Public Hearing.

CHRIS BURROWS

Planning Manager

Dated: January 17, 2014 Publish: January 24, 2014