

## **PUBLIC HEARING NOTICE**

**NOTICE** is hereby given that on **January 13, 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 <u>a</u> <u>DESIGN REVIEW PERMIT, CONDITIONAL USE PERMT, AND PARCEL MAP – 9100 FAIRWAY DRIVE – HRNSP PCL 43A, ROYAL COACH CARWASH - (FILE # DRP 04-40, CUP04-06, PM 04-13).</u>

**Nature of request:** The applicant is requesting a Design Review Permit to construct a full service car wash and express lube facility. A parcel map is requested to create two parcels which will create a separate parcel for each use. Consistant with the Highland Reserve North Specific Plan a Conditional Use Permit is requested to operate the carwash and express lube.

Project Title/Name: HRNSP PCL 43A, Royal Coach Car Wash

Location/Assessor's Parcel Number (APN): 9100 Fairway Drive / 017-122-068-000

Project Applicant/Owner: Edward Gilmore

Current Zoning: Community Commercial/ SA-HR

Project Planner: Derek Ogden, Assistant 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 has been based upon an Initial Study, which has concluded that the project will not have significant effects on the environment. At this meeting the Approving Authority may adopt the proposed Negative Declaration.



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: December 22, 2004 Publish: December 25, 2004