

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **October 14, 2021 at 6:30 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 the below project. Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment in-person or via the telephone at 916-774-5353.

**Request:** The project is a request for a Conditional Use Permit to allow automotive sales and a car wash in the Community Commercial (CC) zoning district. The project also includes a Design Review Permit Modification to modify the exterior of the existing building and to construct an approximate 2,000-square-foot car wash building within the parking lot. The site will be occupied by Echo Park Automotive, a vehicle reconditioning facility and automotive sales use.

**Project Title and File #:** INFILL PCL 189 – Echo Park Automotive; File #PL21-0230

**Project Address:** 180 N Sunrise Avenue

**Project Owner:** I Think I Can LP

**Project Applicant:** Martin Walsh, Sonic Development, LLC

**Project Planner:** Kinarik Shallow, Associate Planner

**Environmental Determination:** Under Public Resources Code (PRC) Section 21083.3, a certified environmental impact report (EIR) for a planning or zoning project may be used to eliminate, or to reduce the scope of, environmental review for later development projects. The City approved its 2035 General Plan in August 2020 and the EIR for the General Plan contains robust and specific language supporting the City's use of the statutory exemption contained in Public Resources Code Section 21083.3 in the absence of environmental issues peculiar to the site. This exemption is further expanded upon by CEQA Guidelines Section 15183, which provides an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment and, thus, no further environmental review is required. As the Project meets the requirements of PRC Section 21083.3 and CEQA Guidelines Section 15183, the Project is statutorily exempt from further CEQA review. The addition of a car wash to the Property is categorically exempt under CEQA Guideline Section 15301, which exempts minor alterations to existing structures and facilities, including Projects in an area where all public services and facilities are available and any additions to existing structures will not result in an increase of more than 10,000 square feet.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 746-1309, e-mail at [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us), or in writing to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. 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.

Greg Bitter  
Planning Manager