

PUBLIC HEARING NOTICE

Notice is hereby given that on **May 11, 2022 at 6:00 pm**, or as soon thereafter as the matter may be heard, the **City Council** 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 appeal of the August 26, 2021 Planning Commission approval of the below project.

Request: The project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to convert two of the three existing car wash bays into auto repair uses, add one bay for auto repair, and modify the building exterior at 106 Bonny Knoll Road.

Project Title and File #: INFILL PCL 187 – Auto Repair & Car Wash; File #PL21-0081

Project Address: 106 Bonny Knoll Road

Project Owner: George H Yandolino

Project Applicant: Michael Wixon, MSW Consulting

Project Planner: Kinarik Shallow, Associate Planner

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value, as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

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, 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.

The **City Council's** action on the project is final. If you challenge the action of the **City Council** 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 City Clerk at, or prior to the Public Hearing.

ROSEVILLE CITY COUNCIL

Carmen Avalos, CMC City Clerk

Dated: April 20, 2022

Publish: April 30, 2022