

PUBLIC HEARING NOTICE

Notice is hereby given that on **September 28, 2023 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.

Request: The proposed project is an approximately 97,000-square-foot Mercedes Benz Sprinter van sales and service facility that will consist of enclosed service and detail bays and on-site vehicle parts storage. Associated site improvements include landscaping, lighting, and parking. The project entitlements include a text only amendment to the Northeast Roseville Specific Plan (NERSP) Parcel 8 Design Guidelines to allow vehicle sales in the Community Commercial zone with approval of a Conditional Use Permit (CUP), a CUP to allow the use, and a Design Review Permit to review the site design and architecture.

Project Title and File #: NERSP PCL 8 – Sprinter Roseville; File #PL23-0124

Project Address: 1513 Eureka Road and 1411 Rocky Ridge Drive

Property Owner: Travis Batts, Pappas Gateway LP

Project Applicant: Linda Francis, Dennis J. Flynn Architects

Project Planner: Kinarik Shallow, Associate Planner

Environmental Determination: The City of Roseville, acting as Lead Agency, prepared an Initial Study leading to a Negative Declaration (IS/ND) to evaluate the environmental effects of the project. The Planning Commission will consider the IS/ND for adoption before taking action on the proposed project.

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.

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