

## PUBLIC HEARING NOTICE

**NOTICE** is hereby given that on **January 20, 2005**, at 4:30 p.m., or as soon thereafter as the matter may be heard, the **Design Committee** of the City of Roseville will hold a Public Hearing at **The Civic Center (Meeting Rooms 1 & 2)** located at **311 Vernon Street, Roseville, CA** for the purpose of considering an application for: **PLANNED SIGN PERMIT PROGRAM – 1251 PLEASANT GROVE BOULEVARD – ARBOR VIEW VILLAGE - FILE# PSPP 04-25.**

**Nature of request:** The applicant requests approval of a Planned Sign Permit Program for the Arbor View Village project. The proposed sign program will establish sign criteria, including maximum size, maximum area, and location criteria for wall signs and the project monument sign, consistent with the City's Sign Ordinance.

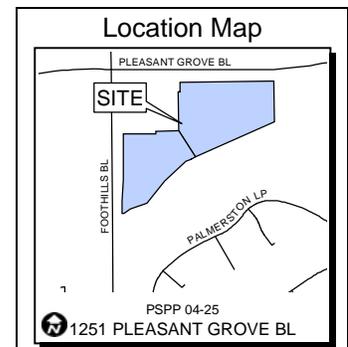
**Project Title/Name:** NWRSP Parcel 18, Arbor View Village

**Location/Assessor's Parcel Number (APN):** 017-410-039 & 040

**Project Applicant/Owner:** Brian Natov, Arbor View Properties, LLC.

**Current Zoning:** Community Commercial / Special Area - NWRSP

**Project Planner:** Michael Isom, Associate Planner



**ENVIRONMENTAL DETERMINATION:** This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (a), accessory structures/on-premise signs.

Following the Public Hearing, the **Design Committee** 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 **Design Committee'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 **Design Committee's** final action on the project. If the project is appealed to the City Council, the Council's action is final.

If you challenge the action of the **Design Committee** 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 28, 2004

Publish: January 1, 2005