

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 a **DESIGN REVIEW PERMIT – 615 OAK STREET – KINCAID OFFICES- (FILE # DRP 04-51)**.

Nature of request: The applicant requests approval of a Design Review Permit to convert an existing 1,082 sq. ft. residential dwelling unit to a commercial/office building, including related on-site improvements consisting of new parking, lighting and landscaping.

Project Title: Kincaid Offices

Location/Assessor's Parcel Number (APN):
615 Oak Street / 013-164-014

Project Applicant: Douglas Ederer – Interior Specialists

Property Owner: Connie Kincaid

Current Zoning: Planned Development for Residential/Commercial
Mixed District

Project Planner: Vance Jones, Project Planner



ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines, which exempts the conversion of an existing structure, such as a single-family residence, from one use to another.

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, 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 27, 2004

Publish: January 1, 2005