

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **March 17, 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 – 6861 FIVE STAR BL – HRNSP PARCEL 45B, GOLDEN CORRAL -- (FILE # DRPMOD 05-01)**.

Nature of request: The applicant requests approval of a Design Review Permit Modification for plans to construct a 10,750 square foot restaurant on Pad B of the Fairway Commons I shopping center at the southwest corner of Five Star Boulevard and Fairway Drive.

Project Title: HRNSP Parcel 45B, Golden Corral

Location/Assessor's Parcel Numbers (APN): 6861 Five Star Bl; 017-122-078

Project Applicant: Burrell Consulting Group (Jerry Aplass)

Property Owner: Kobra Properties

Current Zoning: Community Commercial (CC)

Project Planner: Steve Lindbeck, Associate Planner



Environmental Determination: The Planning Director has determined that this project is consistent with the previous environmental documentation prepared for the Fairway Commons I Shopping Center (DRP 02-60). The Negative Declaration for the Fairway Commons I Shopping Center included the Pad B building and was reviewed and adopted by the Planning Commission on March 13, 2003. No additional environmental review is necessary.

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: February 23, 2005

Publish: February 26, 2005