

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, LOT LINE ADJUSTMENT, AND ADMINISTRATIVE PERMIT – 7201-7301 GALILEE RD. – ROSEVILLE OFFICE/WAREHOUSE BUSINESS PARK - (FILE # DRP 04-62, LLA 04-19 & AP 05-03).**

Nature of request: The applicant requests approval of a Design Review Permit to construct a 101,015 square foot warehouse and office complex. The application includes a Lot Line Adjustment to merge two parcels into one 5.6 acre parcel, and an Administrative Permit for a parking reduction to reduce the number of spaces required for the warehouse uses within the complex.

Project Title: Roseville Office and Warehouse Business Park

Location/Assessor's Parcel Numbers (APN): 7202 & 7301 Galilee Road / 017-410-013 & 017-410-014

Project Applicant: Roseville Office/Warehouse Business Park LTD., Tom Smith

Property Owner: MFT Consulting, Munah Tarazi

Current Zoning: Light Industrial, M1

Project Planner: Derek Ogden, Assistant Planner



ENVIRONMENTAL DETERMINATION: The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that the project will not have significant effects on the environment. At this meeting the Approving Authority may adopt the proposed Negative Declaration.

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 25, 2005