

## PUBLIC HEARING NOTICE

**NOTICE** is hereby given that on **December 15, 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 – STONERIDGE SPECIFIC PLAN, PARCEL 13, LOT 3 (1301 SECRET RAVINE PARKWAY) – CHEHRAZI MEDICAL BUILDING – FILE # DRP -000048.**

**Nature of request:** The applicant requests approval of a Design Review Permit to construct a two-story 10,250 square foot office building with 8,250 square feet of medical services and 2,000 square feet of professional office uses. The request includes associated parking, landscaping, lighting improvements, and landscaped retaining walls fronting preserved open space.

**Project Title:** Chehrazi Medical Building

**Location/APN:** 1301 Secret Ravine Parkway/456-010-041-000

**Project Applicant:** Hammel, Green & Abrahamson, Inc., Bonnie Walker

**Property Owner:** Dr. and Mrs. Chehrazi

**Current Zoning:** Community Commercial (CC)

**Project Planner:** Eileen Bruggeman, Project Planner



**ENVIRONMENTAL DETERMINATION:** The office project conforms to the City of Roseville Zoning Ordinance and the Stoneridge Specific Plan (SRSP), and all potentially significant impacts have been adequately analyzed in the Environmental Impact Report prepared and certified earlier for the SRSP (SRSP EIR; SCH 97032058; Certified on March 18, 1998), and have been avoided or mitigated. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and City of Roseville CEQA Implementing Procedures this project is exempt from further environmental review as a project consistent with existing zoning and Specific Plan for which an Environmental Impact Report (EIR) has been certified.

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: November 22, 2005

Publish: November 26, 2005