

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **January 27, 2005**, at 7:00 p.m., or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing at **the City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering an application for **TREE PERMIT & ADMINISTRATIVE VARIANCES – 2112 & 2120 PETRUCHIO WAY – STONERIDGE EAST VILLAGE 8 (ELLIOT HOMES) – FILE#S: TP 04-33, AV 04-08, & AV 04-09.**

Nature of request: The applicant requests approval of two Administrative Variances to allow for a 15 foot front yard setback where 20 feet is required for Lots 90 and 91 of the Stoneridge East Village 8 subdivision. A Tree Permit is also being requested to allow site improvements for a single family home to encroach 22 percent into the protected zone radius of a native oak tree.

Project Title/Name: Stoneridge East Village 8 Lots 90 & 91

Location/Assessor's Parcel Number (APN): 455-010-002

Project Applicant: Dennis Phillips, Wood Rodgers

Owner: Harry Elliot, Elliot Homes

Current Zoning: Single Family Residential (R1)

Project Planner: Wendy W. Hartman, 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 15303 (construction of single-family residence) and the City of Roseville CEQA Implementing Procedures pertaining to construction of small structures.

Following the Public Hearing, the **Planning Commission** 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 **Planning Commission'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 **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final.

If you challenge the action of the **Planning Commission** 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: January 4, 2005

Publish: January 8, 2005