

## PUBLIC HEARING NOTICE

**NOTICE** is hereby given that on **March 10, 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 a **DESIGN REVIEW PERMIT, TREE PERMIT, ADMINISTRATIVE PERMIT & TENTATIVE PARCEL MAP – 560, 570, 580 N. SUNRISE AVE – NERSP PARCEL 5B, NORTH SUNRISE PROFESSIONAL CENTER – FILE# DRP 04-46, TP 04-48, AP 04-83, & PM 04-21.**

**Nature of request:** The applicant requests approval of plans to construct five medical office buildings totaling 73,107 square feet. Project approvals include: 1) a Design Review Permit for the building plans; 2) a Tree Permit to remove 10 native oak trees and encroach into the protected zone of another 19 native oaks; 3) an Administrative Permit for a reduction in the required parking on this site, which is shared with the United Artists Theater and Black Angus Restaurant; and 4) a Tentative Parcel Map to merge three existing parcels and re-subdivide them into five parcels. This item was originally heard on February 10, 2005 and continued off calendar.

**Project Title/Name:** NERSP Parcel 5B, North Sunrise Professional Center

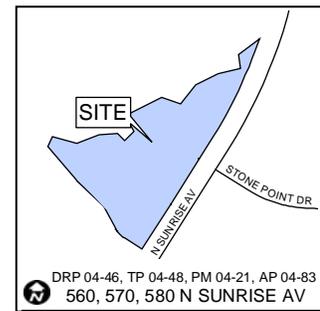
**Location/Assessor's Parcel Number (APN):** 015-450-045, -046 & -047

**Project Applicant:** Stephen D. Guest, RMW Architects

**Property Owner:** Timothy Gagnier, Granite Bay Ventures

**Current Zoning:** Business Professional (BP)

**Project Planner:** Steve Lindbeck, Associate Planner



**Environmental Determination:** The Planning Director has determined that the above project is consistent with the previous environmental documentation prepared for the Olympus Pointe Theater Center (UP 94-07). The Negative Declaration for the Olympus Pointe Theater Center included the area associated with the North Sunrise Professional Center and was reviewed and adopted by the City Council on November 16, 1994. No additional environmental review is necessary.

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: February 23, 2005

Publish: February 26, 2005