

PUBLIC HEARING

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 **ZONING ORDINANCE AMENDMENT – CITYWIDE – CONDOMINIUM CONVERSION ORDINANCE - FILE# OA 05-01**

Nature of request: The applicant requests modifications to the City's Condominium Conversion Ordinance [RMC Chapter 19.58] to clarify amendments to the ordinance that were adopted in May of 2004. The amendments include: establishment of the date or event in which a renter becomes eligible for relocation benefits and when notifications of benefits are provided to a renter; requirement for a town hall meeting prior to public hearing; and clarification on the length of time that benefits are required to be provided.

Project Title/Name: Condominium Conversion Ordinance Amendment

Location/Assessor's Parcel Number (APN): Citywide

Project Applicant: City of Roseville

Project Planner: Chris Robles, Senior Planner

ENVIRONMENTAL DETERMINATION: The Planning Director has determined that the above project will not have a significant effect on the environment and that the proposed changes are consistent with the previously ratified Negative Declaration prepared for the Condominium Conversion Ordinance Update of 2004. The Negative Declaration was reviewed and adopted by the City Council on May 13, 2004. 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 is a recommendation to the City Council. The City Council is the final Approving Authority, and 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 16, 2005

Publish: February 19, 2004