

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **May 12, 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 **DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, AND CONDITIONAL USE PERMIT – 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) - FILE# DRP 03-49, SUBD 03-10, & CUP 03-07.**

Nature of request: The applicant requests approval of a **Design Review Permit** to allow construction of 26 attached live/work units with associated landscaping, lighting, and parking. A **Tentative Subdivision Map** is also requested to merge and re-subdivide a 0.48-acre and 0.16-acre parcel (totaling 0.64 acres) into 26 residential lots. As part of the Tentative Map (merger/re-subdivision) approval, the applicant is requesting that a 150-foot segment of Placer Street between Main Street and the alley be abandoned and incorporated into the project site. Lastly, a **Conditional Use Permit** is requested to allow residential units on the first and third floors (dwelling units are principally permitted on the second floor in the Historic District zone).

Project Title/Name: Washington Lofts

Location/Assessor's Parcel Number (APN): 011-145-005 & 011-146-018

Project Applicant: Shepard Johnson, Shepard Johnson Properties, LLC.

Owner: Washington Lofts, LLC.

Current Zoning: Historic District (HD)

Project Planner: Michael Isom, Project Planner



ENVIRONMENTAL DETERMINATION: In reviewing the site specific information provided for this project, the City of Roseville Planning & Redevelopment Department has analyzed the potential environmental impacts created by this project and determined that the impacts are considered to be less than significant. Based on the results of an Initial Study checklist, the Planning & Redevelopment Department has found the project to be 1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. As such, the Planning & Redevelopment Department has determined that the project is exempt from further CEQA review as an Infill Development Project pursuant to CEQA Guidelines Section 15332. The Initial Study checklist is available for review in the Planning & Redevelopment Department at 311 Vernon Street during normal business hours.

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 & Redevelopment 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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning & Redevelopment Director

Dated: April 19, 2005

Publish: April 23, 2005

