

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **May 26, 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 **TENTATIVE SUBDIVISION MAP – 100 CIRBY HILLS DRIVE – CIRBY HILLS TOWNHOMES – FILE# SUBD 05-02.**

Nature of request: The applicant requests approval of a Tentative Subdivision Map to allow minor reconfiguration of 23 townhome lots and one common area lot through a merger and re-subdivision. The property lines must be reconfigured to accommodate eave overhang clearances required by the Building Code. In most cases, property lines will move less than twelve inches.

Project Title/Name: Cirby Hills Townhomes, Unit 2

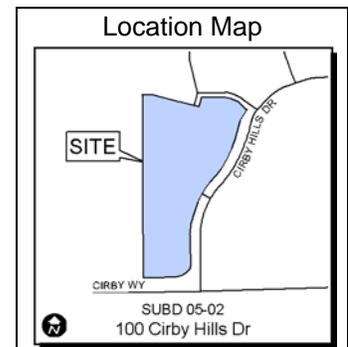
Location/Assessor's Parcel Number (APN): 472-370-013 through 036

Project Applicant: Jerry Aplass, Burrell Consulting

Owner: Steve Cruz, Sycamore Ventures

Current Zoning: Planned Development for Multi-Family @ 20 units per acre (PD 66)

Project Planner: Michael Isom, Project Planner



ENVIRONMENTAL DETERMINATION: An Initial Study and Negative Declaration was adopted on April 17, 2002 by the City's Design Committee for construction of a 23-units townhome project on the subject property. The proposed Tentative Map is also substantially consistent with the Final Map recorded on the property in 1983. The proposed map will not result in any new lots and no new circumstances have arisen since the time of the original map approval that would require additional environmental review.

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: May 3, 2005

Publish: May 7, 2005