311 Vernon Street, Roseville, CA 95678 (916) 774-5276

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 <u>GENERAL PLAN AMENDMENT</u>, <u>REZONE, DESIGN REVIEW PERMIT, AND TENTATIVE PARCEL MAP – 405 VERNON STREET – CIVIC PLAZA PROJECT AND CITY PARKING STRUCTURE – FILEs# GPA 04-02, RZ 04-02, DRP 04-28, & PM 04-09.</u>

Nature of request: The applicant requests approval of the following entitlements:

 A General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Neighborhood Commercial to Central Business District;

- A Rezone to change the zoning of a portion of the property from Planned Development Residential/Commercial Mixed Use to Central Business District;
- A Design Review Permit to construct a four story office/retail building totaling 57,350 square feet and a public parking structure with a total of 550 parking spaces; and,
- A Tentative Parcel Map to merge and resubdivide eight parcels into four parcels.

Project Title/Name: Civic Plaza and City Parking Structure

Location/Assessor's Parcel Number (APN): 013-123-001, 002, 003, 004, 008,

010, & 020

Project Applicant: Tom Lumbrazo

Owner: City of Roseville

Dated: April 19, 2005

Current Zoning: Planned Development Residential/Commercial Mixed Use & Central Business District

Project Planner: Wendy W. Hartman, Associate Planner

<u>ENVIRONMENTAL DETERMINATION:</u> An Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for this project. The City Clerk published The Notice of Availability of this document on January 21 2005. The public comment period closed February 10, 2005. The City Council ratified the Mitigated Negative Declaration on February 16, 2005.

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 RICHARDSONPlanning & Redevelopment Director

Publish: April 23, 2005

