

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 a **CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 335 LINCOLN ST – CASSIE HILL BUILDING – FILE #CUP 03-09, DRP 03-76 & AP 04-19.**

Nature of request: The applicant requests approval of plans to construct a four story, mixed use building on an existing vacant parcel in the Old Town Historic District. Project entitlements include: a Conditional Use Permit for residential units on the third and fourth floors (residential units on the second floor are a principally permitted use); a Design Review Permit for the building plans; and an Administrative Permit to reduce the parking requirement to zero. Essentially the same project was approved in 2001, but the entitlements have since expired.

Location: 335 Lincoln Street

Assessor's Parcel Number (APN): 013-250-017-000

Project Applicant: Allen Edwards

Property Owner: Richard Ryan

Current Zoning: Old Town Historic District (HD)

Project Planner: Steve Lindbeck, Associate Planner



ENVIRONMENTAL DETERMINATION: This application is exempt from the provisions of the California Environmental Quality Act pursuant to the City of Roseville Implementing Procedures Section 305 and Section 15332 of the CEQA Guidelines, which exempts infill development that is consistent with the general plan and zoning, on a site of no more than 5 acres and surrounded by urban uses, with no habitat value, adequately served by utilities and public services, and that would not result in any significant effects relating to traffic, noise, air quality or water quality.

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, 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 project is appealed to the City 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