

PUBLIC HEARING NOTICE AND MITIGATED NEGATIVE DECLARATION

NOTICE is hereby given that on **July 14, 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, SPECIFIC PLAN AMENDMENT, & TENTATIVE PARCEL MAP – 751 PLEASANT GROVE BLVD – HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCEL 40 (HIGHLAND PLAZA SHOPPING CENTER) – FILE#s DRP 04-63, SPA 05-10 & PM 04-22.**

Nature of request: The applicant requests approval of a Design Review Permit to construct seven (7) commercial retail buildings totaling 131,900 square feet with associated improvements. A Specific Plan Amendment is requested to modify the Specific Plan Design Guidelines related to the design of Parcel 40. The applicant also requests approval of a Tentative Parcel Map to subdivide 13.93 acres into eight (8) parcels, one for each building and one parcel for the surrounding common area.

Project Title/Name: Highland Reserve North Specific Plan, Parcel 40/Highland Plaza Shopping Center

Location/Assessor's Parcel Number (APN): 751 Pleasant Grove Blvd./017-122-034

Project Applicant: Williams + Paddon Architects and Planners, Inc., Stuart Grinstain

Project Owner: Eureka Development Company, Douglas M. Sutherland

Current Zoning: Community Commercial/Special Area – Highland Reserve North (CC/SA-HR)



Project Planner: Eileen Bruggeman, Project Planner

ENVIRONMENTAL DETERMINATION: The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that certain mitigation measures can be incorporated into the project that will avoid potentially significant effects. At this meeting the Approving Authority may adopt the proposed **Mitigated** Negative Declaration.

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 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 Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning Director

Dated: June 22, 2005

Publish: June 25, 2005