

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **July 28, 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, DEVELOPMENT AGREEMENT AMENDMENT, & AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT – 301 GIBSON DRIVE – VENU (AKA TRILLIUM) CONDOMINIUM CONVERSION - FILE# SUBD 05-01, DAA 05-01, & APHDA 05-01.**

Nature of request: The applicant requests approval of a Tentative Subdivision Map to create a one (1) lot condominium map and to convert the 258 existing multi-family units within the project to “for-sale” condominiums. An amendment to the North Central Roseville Specific Plan Development Agreement is also requested in order to outline obligations required of the developer by the City’s Condominium Conversion Ordinance (RMC 19.58). Finally, an Affordable Purchase Housing Development Agreement is requested to provide 39 of the units within the project as affordable purchase units.

Project Title/Name: NCRSP Parcel 20C - Venu (AKA Trillium) Condominium Conversion

Location/Assessor’s Parcel Number (APN): 363-010-056-000

Project Applicant: Nick Alexander, NG Alexander Real Estate

Owner: David Dewar, Avenue Realty

Current Zoning: Attached Housing (R3)

Project Planner: Mike Isom, Project Planner



ENVIRONMENTAL DETERMINATION: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182 as a residential project consistent with a Specific Plan for which an EIR was certified. The North Central Roseville Specific Plan EIR was certified on July 5, 1990 and is available for review Monday through Friday from 8:00a.m. to 5:00p.m. in the Planning Department located at 311 Vernon Street, Roseville, CA.

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: July 5, 2005

Publish: July 9, 2005