

## PUBLIC HEARING NOTICE

**NOTICE** is hereby given that on **February 16, 2006**, at 4:30 p.m., or as soon thereafter as the matter may be heard, the **Design Committee** of the City of Roseville will hold a Public Hearing at **The Civic Center (Meeting Rooms 1 & 2)** located at **311 Vernon Street, Roseville, CA** for the purpose of considering an application for: **a DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 3975 DOUGLAS BLVD – GRANITE BAY VENTURES – DRP 05-25 & AP 000098.**

**Nature of request:** The applicant request approval of a Design Review Permit to authorize construction of an 11,995 square foot, two story office building with parking on the ground level. An Administrative Permit is requested to authorize a parking reduction from the required forty-eight (48) off-street parking stalls (based on gross square footage) to forty-one (41) parking stalls (a reduction of seven parking stalls).

**Project Title/Name:** Granite Bay Ventures

**Location:** 3975 Douglas Boulevard

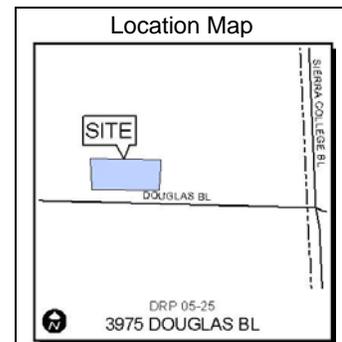
**Assessor's Parcel Number (APN):** 048-020-054

**Project Applicant:** Jeff Leonhardt, RMW Architecture & Interiors

**Property Owner:** Timothy Gagnier, Granite Bay Ventures

**Current Zoning:** General Commercial (GC)

**Project Planner:** Wendy Hartman, Project Planner



**Environmental Determination:** Construction of the building is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 and the City of Roseville CEQA Implementation Procedures that exempt infill development projects. The parking reduction is exempt pursuant to Section 15305, minor alternations in land use limitations.

Following the Public Hearing, the **Design Committee** 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 **Design Committee'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 **Design Committee'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 **Design Committee** 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: January 24, 2006

Publish: January 28, 2006