

## PUBLIC HEARING NOTICE

**NOTICE** is hereby given that on **May 18, 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 AND VARIANCE- RAY MORGAN COMPANY – 1580 Vineyard Road, 2006 PL-028, DRP-000104 & V-000026.**

**Nature of request:** The applicant requests approval of a Design Review Permit to construct a 17,754 square foot building and a Variance to allow a 31 feet tall building clock tower to exceed the 24 feet high development design standard.

**Project Title:** Ray Morgan Company

**Location/Assessor's Parcel Number (APN):** 1580 Vineyard Rd., 012-260-063-000

**Project Applicant/Project Owner:** GBDH Design Group, Inc. / Ray Morgan Company

**Current Zoning:** PD (Planned Development)

**Project Planner:** Chris Dougherty, Assistant Planner



**Environmental Determination:** ENVIRONMENTAL DETERMINATION: The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration will circulate for a 20-day public review period beginning on April 28, 2006 and ended on May 18, 2006. The Initial Study / Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

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: May 2, 2006

Publish: May 6, 2006