

## PUBLIC HEARING NOTICE

**NOTICE** is hereby given that on **June 15, 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 – 1861 SIERRA GARDENS DRIVE – PLACER VILLAGE BUILDING – 2006PL-037 (DRP-000108)**.

**Nature of request:** The applicant requests approval of a Design Review Permit to construct an 8,300 square foot office building with associated site improvements. The proposed site is located on a vacant pad within the Placer Village Commercial Center.

**Project Title:** Placer Village Building

**Location/Assessor's Parcel Number (APN):** 1861 Sierra Gardens Dr, 013-213-026

**Project Applicant/Project Owner:** Abe Alizadeh, Kobra Properties

**Current Zoning:** Planned Development (PD 156)

**Project Planner:** Wayne Wiley, Assistant Planner



**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332 (e) pertaining to Infill Development Projects and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

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 23, 2006

Publish: May 27, 2006