

PUBLIC HEARING NOTICE

Notice is hereby given that on **February 11, 2010** 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 a **DESIGN REVIEW PERMIT MODIFICATION & TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BL – NRSP PCL WW-41 PASEO DEL NORTE - FILE# 2005PL-026; PROJECT # DRP-000318 & SUB-000140.**

Request: The applicant requests approval of a Design Review Permit Modification and Tentative Subdivision Map to merge and re-subdivide 87 townhouse lots approved for 3-story units into 66 lots with 2-story units.

Project Title/Name: NRSP PCL WW-41 Paseo Del Norte
Project Address/APN: 1731 Pleasant Grove Boulevard - 483-352-001-000

Applicant/Owner: K. Hovnanian Forecast Homes Northern, Inc., Richard Balestreri

Current Zoning: Attached Housing/Development Standards-North Roseville Specific Plan (R3/DS-NR)

Project Planner: Ron Miller, Associate Planner



Environmental Determination: The proposed Design Review Permit Modification and Tentative Subdivision Map are substantially consistent with the Mitigated Negative Declaration adopted by the Planning Commission on January 12, 2006 for Paseo Del Norte pursuant to the City of Roseville CEQA Implementing Procedures. An Addendum to the adopted Mitigated Negative Declaration will be considered by the Planning Commission prior to taking action on the project.

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.

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: January 20, 2010

Publish: January 23, 2010