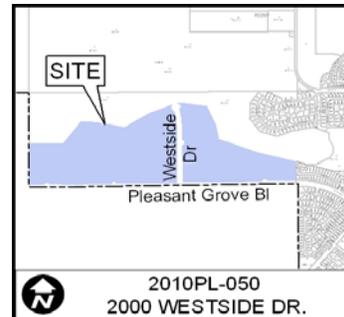


## PUBLIC HEARING NOTICE & NOTICE OF ADDENDUM

**Notice** is hereby given that on **November 18, 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 **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT AND TENTATIVE SUBDIVISION MAP – 2000 WESTSIDE DR. – WRSP WESTPARK PHASE 3 – FILE #2010PL-050; PROJECT #'S GPA-000060, SPA-000042, RZ-000055, DA-000046 & SUB-0000147.**

**Request:** The applicant requests: 1) a General Plan/Specific Plan Amendment to increase the unit allocation in WRSP Westpark Phase 3 by 159 units (117 single-family dwellings and 42 multi-family units), change the land use designation of Parcel W-63 from Business Professional (BP) to Low Density Residential, and relocate Parcel W-16 to the western boundary; 2) a Rezone of W-63 (9.78 acres) from BP to Small Lot Residential/Development Standards (RS/DS) and Rezone of parcels from Single Family Residential/Development Standards (R1/DS) to RS/DS; 3) a Development Agreement Amendment (DAA) to add/revise sections relating to the proposed land use changes, infrastructure phasing, fees, and affordable housing allocations; and 4) a Tentative Subdivision Map to subdivide approximately 139.1 acres of land into 533 single family lots, a 10.8 acre High Density Residential (HDR) site, a 4.7 acre park site, a 2.9 acre paseo lot, a .3 acre well site, landscape corridors and public right of way.

**Project Title/Name:** WRSP Westpark Phase 3  
**Project Address:** 2000 West Side Drive  
**Applicant:** John Tallman, KMS Communities, LLC  
**Current Zoning:** Single-Family Residential (R1), Business Professional (BP), Attached Housing (R3)  
**Project Planner:** Wayne Wiley, Associate Planner



**Environmental Determination:** The Planning & Redevelopment Director has determined that the project will not have a significant effect on the environment and proposes that an Addendum to the WRSP EIR be prepared. This determination has been based upon an Initial Study, which concluded that the project will have no significant effects on the environment. At this meeting the Approving Authority may accept the Addendum.

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.

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.

**PAUL RICHARDSON**  
Planning & Redevelopment Director

Dated: October 27, 2010

Publish: October 30, 2010