

PUBLIC HEARING NOTICE

Notice is hereby given that on **April 28, 2011** 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 an **ADMINISTRATIVE VARIANCE – 415½ GROVE STREET – ADAIR SECOND UNIT ADMINISTRATIVE VARIANCE – FILE # 2011PL-021 (V-000066)**

Request: The applicant requests an Administrative Variance to reduce the required rear yard setback for a new second unit from twenty (20) feet to thirteen (13) feet. The unit will replace a structure that was destroyed by fire.

Applicant/Property Owner: John Adair

Date Filed: February 22, 2011

File Number: 2011PL-021

Project Numbers: V-000066

Current Zoning: Single Family Residential (R1)

Project Name, Address: Adair Second Unit – Administrative Variance, 415 ½ Grove St.

Environmental Determination: This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303 pertaining to New Construction of Small Structures and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures

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, Planning & Housing 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 **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 applicable fee 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.

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, Housing & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON

Planning & Housing Director

Dated: April 13, 2011

Publish: April 16, 2011