

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **June 27, 2013**, 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 **REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, SMALL LOT TENTATIVE MAP & DEVELOPMENT AGREEMENT - WESTPARK PHASE 4 SPECIFIC PLAN AMENDMENT- 2300 WESTBROOK BOULEVARD – FILE#S 2013PL-008, GPA-000069, SPA-000050, RZ-000064, DA-000054 & Sub 000172.**

Nature of request: The applicant requests approval to amend the Westpark Phase 4 area of the West Roseville Specific Plan (WRSP) to make several adjustments to land uses including unit allocation. Overall density would be reduced by increasing low density residential units and reducing the amount of high-density and light industrial uses. The school site would be moved to the west, and will be slightly increased and overall park uses will be reduced by approximately 6 acres, with the reduction in density. The project would accommodate 894 low density residential (LDR) units, and 170 high density (HDR) units (original approvals included 780 LDR and 252 HDR units). Several City-owned parcels will be rezoned from Light Industrial (LI) and Public/Quasi Public (P/QP) to Community Commercial (CC) and Park and Recreation (P). In addition, roadway alignments including Westbrook Boulevard will be slightly realigned. A deed restriction would be amended to allow residential uses within a portion of the Pleasant Grove Wastewater Treatment Plant 1,000-foot non-residential buffer. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR and HDR, CC, P/R, P/Q-P, and Right-of-way) within the project area.

Project Title/Name: Westpark Phase 4 Amendments and Adjustment to City Owned Parcels

Location/Assessor's Parcel Number (APN): 2300 Westbrook Boulevard / 496-020-003, 496-020-00, 4496-020-005, 496-020-006, 496-020-007, 496-020-008, 496-020-009, 496-020-011, 496-020-012, 496-020-013, 496-030-001, 494-030-003 and City Owned Parcel (017-101-017).

Project Applicant: Westpark Associates and City of Roseville

Property Owner: West Roseville, LLC and City of Roseville

Current Zoning: LDR, HDR, CC, P/QP, Parks, OS, LI

Project Planner: Kathy Pease, Senior Planner

ENVIRONMENTAL DETERMINATION: The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that an Addendum to the West Roseville Specific Plan be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. The Initial Study/Addendum is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday).

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 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 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 Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning Director

Dated: June 3, 2013

Publish: June 7, 2013