

PUBLIC HEARING NOTICE

Notice is hereby given that on **July 25, 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 appeal of the **PLANNING DIRECTOR'S DECISION – McRAE OPERA HOUSE WALL – FILE # 2012PL-067 (APP-000003)**.

Request: The Planning Director has made a determination that occupancy of the proposed fence enclosure by patrons of the McCrae Opera House is not permitted without approval of a Conditional Use Permit, per the City's Downtown Code Chapters 2.3.2 and 7.4B.1. This determination has been appealed and will be the subject of the public hearing.

Project Title/Name: McRae Opera House Wall Appeal

Project Address: 411 Lincoln Street

Appellant: Richard Ryan

Current Zoning: HD/SA-DT (Historic District/Special Area – Downtown Specific Plan Area)

Project Planner: Ron Miller

Environmental Determination: The determination made by the Planning Director does not have the potential for causing a significant environmental effect, and therefore is not subject to CEQA pursuant to Section 15061(b)(3).

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 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 Director

Dated: July 8, 2013

Publish: July 12, 2013