



311 Vernon Street, Roseville, CA 95678 (916) 774-5276

## **PUBLIC HEARING NOTICE**

NOTICE is hereby given that on August 22, 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 <u>REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, TREE PERMIT & TENTATIVE MAPS - NERSP PCL 15 LOTS 10-14 TAYLOR MORRISON HOMES - 591 N. SUNRISE AV - FILE# 2012PL-085 (RZ-000062, GPA-000065, SPA-000047, DRP-0000461, TP-000135, SUB-000164 & SUB-000165).</u>

Nature of request: The applicant requests approval of entitlements that would allow the development of a gated single family community on Lots 10-14 within the Stone Point Master Plan area. The community would include 186 single family homes and a 2 acre public park with associated site and landscaping improvements. The requested project entitlements include: A Rezone (RZ), General Plan Amendment (GPA) and Specific Plan Amendment (SPA) to allow for adjustments to the park's boundaries to allow for more frontage along Stone Point Drive. In order to do this, portions of the property will change from Attached Housing (R3) and Medium Density Residential (MDR) to Park and Recreation (PR) and from PR to R3 and MDR. Additionally, approximately six acres of land designated as R3/MDR that is adjacent to the existing open space corridor will be changed to Open Space (OS). The SPA will also address changes to the Stone Point Master Plan to reflect the proposed project. Other requested entitlements include: A Design Review Permit for Residential Subdivision (DRRS) for site design, development standards, architecture, and landscaping; A Tree Permit (TP) to modify the existing Tree Permit which results in fewer impacts to trees; and two Tentative Subdivision Maps for a large lot map to create 10 large lot parcels and a small lot map to create 186 residential lots and 25 additional lots (i.e. HOA, private street, landscape corridor and open space lots).

Project Title/Name: NERSP PCL 15 Lots 10-14 Taylor Morrison Homes

Location/Assessor's Parcel Number (APN): 591 N. Sunrise Av/APNs: 048-460-020-000, -044, -048, -049, -050 and -051

Project Applicant/Property Owner: Jay Pawlek, Taylor Morrison

Current Zoning: Lot 10 - Parks and Recreation (PR) and Lots 11-14 - Attached Housing (R3)

Project Planner: Tricia Stewart, Associate Planner

<u>ENVIRONMENTAL DETERMINATION:</u> The Development Services Director has determined that the proposed project is substantially consistent with the conclusions identified in the Stone Point Initial Study and Mitigated Negative Declaration adopted by the Planning Commission on February 24, 2005 (SCH#2002042115). An Addendum to the Stone Point Initial Study and Mitigated Negative Declaration has been prepared for consideration by the Planning Commission before 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 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.

**Kevin Payne**Development Services Director

Dated: July 29, 2013 Publish: August 2, 2013