

**PUBLIC HEARING NOTICE AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION**

Notice is hereby given that on **February 27, 2014** 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, REZONE, DESIGN REVIEW PERMIT & TENTATIVE SUBDIVISION MAP – BLUE OAKS RETAIL CENTER –1498 BLUE OAKS BLVD – RECORD #PL13-0101.**

Request: The applicant requests approval of a General Plan Amendment to change the land use of 4.7 acres of the 10 acre property from Business Professional (BP) to Community Commercial (CC), a Rezone to change the zoning of 4.7 acres of the property from BP to Community Commercial/Special Area (CC/SA), a Design Review Permit to allow the construction of six buildings totaling 94,420 square feet, and a Tentative Subdivision Map to subdivide the 10-acre parcel into eight lots.

Project Title/Name: Blue Oaks Retail Center

Project Address: 1498 Blue Oaks Blvd

Applicant: Richard Sambucetti, Borges Architectural Group

Owner: Curt Burwell, Burwell Management Company

Current Zoning: Business Professional (BP) / Community Commercial (CC)

Project Planner: Wayne Wiley, Associate Planner

Environmental Determination: An Initial Study was prepared for the project to evaluate the project's potential environmental effects per CEQA. The Planning Commission will consider this Initial Study and proposed Mitigated Negative Declaration before taking action on the proposed project. **The public review period for the proposed Mitigated Negative Declaration will occur from February 7, 2014 to February 27, 2014.**

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 Division, 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 Division at, or prior to the Public Hearing.

CHRIS BURROWS

Planning Manager

Dated: January 31, 2014

Publish: February 7, 2014