

PUBLIC HEARING NOTICE

Notice is hereby given that on **April 24, 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 **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 2700 PLEASANT GROVE BOULEVARD – WRSP WESTPARK VILLAGE W-15B – FILE # PL14-0103**

Request: The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 77 detached townhomes and establish unit design and development standards for the subdivision.

Project Title/Name: Westpark Village 15B

Project Address: 2700 Pleasant Grove Boulevard

Owner/Applicant: Rob Wilson, Meritage Homes of California

Current Zoning: Residential Small Lot/Development Standards (RS/DS)

Project Planner: Wayne Wiley, Associate Planner

Environmental Determination: This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines as a residential project pursuant to a specific plan for which an EIR has been certified. The West Roseville Specific Plan EIR (SCH#2002082057) was certified by the City of Roseville on February 4, 2004.

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: April 7, 2014

Publish: April 11, 2014