

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **June 26, 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 AND ADMINISTRATIVE PERMIT – 1351 SECRET RAVINE PW. – SUTTER ROSEVILLE MOB 6 AND PARKING GARAGE – FILE# PL13-0284.**

**Request:** The applicant requests approval of a Design Review Permit and Administrative Permit to allow the construction of a 60,000 square foot medical office building on the site. The application also includes the construction of a five-story 475 space parking garage. Both building sites include frontage improvements, lighting and landscaping. The Administrative Permit is requested to allow the partial occupancy of the medical office building prior to completion of the parking garage.

**Project Title:** Sutter Roseville MOB 6 and Parking Garage  
**Project Address:** 1351 Secret Ravine Pw.  
**Applicant:** Don Myers, Boulder Associates Architects  
**Property Owner:** Joan Touloukian, Sutter Roseville  
**Current Zoning:** Planned Development 457 (Medical Campus)  
**Project Planner:** Derek Ogden, 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 June 6, 2014 to June 26, 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: June 2, 2014

Publish: June 6, 2014