

PUBLIC HEARING NOTICE

Notice is hereby given that on **October 23, 2014** at 7 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 **MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND A MPP STAGE 2 – 9001 WASHINGTON BL–NIPA PCL 56– FILE# PL14-0455.**

Request: The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to modify the previously approved Blue Oaks Commerce Center site plan by replacing approximately 40,962 square feet of retail and 80,724 square feet of industrial flex uses with an approximately 122,385 square foot office building. The applicant also requests approval of a MPP Stage 2 for the architecture and landscaping on the GSA Office building site.

Project Title/Name: NIPA Blue Oaks Commerce Center & GSA Office Building

Project Address: 9001 Washington Bl

Owner: Harsch Investment Properties-II, LLC

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Current Zoning: M2 (General Industrial)

Project Planner: Gina McColl, Associate Planner

Environmental Determination: Project level CEQA compliance for the NIPA Blue Oaks Commerce Center and GSA Office Building project was accomplished with preparation of the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration (Adopted: 5/27/10). The project is consistent with the previously evaluated project, no new effects would be expected to occur, and all applicable mitigation measures from the Blue Oaks Commerce Center Initial Study will be implemented. Therefore, no additional CEQA action is required at this time.

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: October 6, 2014

Publish: October 10, 2014