

PUBLIC HEARING NOTICE

Notice is hereby given that on **January 22, 2015** 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 **REZONE, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION, TENTATIVE SUBDIVISION MAP, & TREE PERMIT – 4051 FOOTHILLS BL – RECORD# PL14-0297**

Request: The applicant requests approval of a Rezone to change the zoning of the property from Single Family Residential (R1) to Residential Small Lot/ Development Standards (RS/DS); a Tentative Subdivision Map to create 59 lots; a Design Review Permit for Residential Subdivision (DRRS) to establish design criteria for the proposed subdivision units; and a Tree Permit to remove one native oak tree and encroach into the protected zone of three other trees.

Project Title/Name: Foothill American Dream

Project Address: 4051 Foothills Blvd

Applicant: David Cobbs, Baker-Williams Engineering Group

Owner: John Mourier, John Mourier Construction Inc.

Current Zoning: Single Family Residential (R1)

Project Planner: Wayne Wiley, Associate Planner

Environmental Determination: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15182 pertaining to residential projects consistent with a specific plan for which an EIR was certified and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

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: December 18, 2014

Publish: December 26, 2014