

PUBLIC HEARING NOTICE

Notice is hereby given that on **March 26, 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 **MAJOR PROJECT PERMIT EXTENSION (STAGE 2) NERSP PARCEL 15, LOTS 6 & 7 – 1401 & 1421 EUREKA RD (1445 EUREKA ROAD) – FILE# 2006PL-053.**

Request: The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 2 that was originally approved March 8, 2007 under MPP-000005. The MPP Stage 2 entitlement permitted the development of two six-story office buildings on Lots 6 & 7 within the Stone Point Master Plan area. The applicant is also requesting to amend the Covenants, Conditions and Restrictions (CC&R's) for the property.

Project Title/Name: NERSP Parcel 15, Lots 6 & 7 MPP Stage 2 Extension

Project Address/APN: 1401 & 1421 Eureka (1445 Eureka Rd) /048-460-041-000 & 048-460-052-000

Owner: Bobby Ghiselli, Amstar

Applicant: Todd Chambers, The Chambers Company

Current Zoning: Planned Development (PD178)

Project Planner: Derek Ogden, Associate Planner

Environmental Determination: An Initial Study and Mitigated Negative Declaration were prepared for the Major Project Permit Modification, General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Tree Permit, and Development Agreement Amendment for the Stone Point project which was adopted by the Planning Commission on February 24, 2005 and the City Council on March 16, 2005. The Planning Manager has determined that the proposed extension is in substantial conformance with the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

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 Department, 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 and 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 Department at, or prior to the Public Hearing.

Greg Bitter
Planning Manager

Dated: March 2, 2015

Publish: March 6, 2015