

PUBLIC HEARING NOTICE

Notice is hereby given that on **October 22, 2015** at 7 pm, 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 MODIFICATION AND TREE PERMIT – 580 N SUNRISE – NERSP PCL 5B ROSEVILLE MEDICAL & DENTAL PLAZA – FILE# PL15-0044.**

Request: The applicant requests approval of a Design Review Permit Modification to allow a 17,611 square foot (including a 2,639 square foot secured parking garage and 845 square foot covered deck) two-story dental and professional office building, plus on-site parking, grading, and landscape improvements. A Tree Permit is requested to remove 28 protected oak trees and encroach into the protected zone of nine (9) additional protected oak trees to accommodate the proposed development.

Project Title: NERSP PCL 5B Roseville Medical and Dental Plaza

Project Address: 580 N Sunrise

Owner: Garri Tsibel, Roseville Medical and Dental LLC

Applicant: Steve Lord

Current Zoning: BP/SA-NE

Project Planner: Gina McColl, Associate Planner

Environmental Determination: The Planning Manager has determined that the above project is consistent with the previous environmental documentation prepared for the Olympus Pointe Theater Center (UP 94-07). The Negative Declaration for the Olympus Pointe Theater Center included the area associated with the North Sunrise Professional Center and was reviewed and adopted by the City Council on November 16, 1994. No additional environmental review is necessary.

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.

Greg Bitter
Planning Manager

Dated: September 28, 2015

Publish: October 2, 2015