

PUBLIC HEARING NOTICE

Notice is hereby given that on **May 26, 2016** 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 **TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET – SVSP PARCELS DF-1 & DF-2 – FILE # PL14-0516.**

Request: The applicant requests approval of a Tentative Subdivision Map within the Sierra Vista Specific Plan (SVSP) to allow the creation of 115 single-family lots, one (1) park lot, three (3) paseo lots, two (2) landscape lots, and three (3) open space lots, and an Administrative Permit to reallocate two (2) residential units (1 unit from Village DF-1, and 1 unit from Village DF-2) to Village DF-20. The proposed reallocation will not change the overall allocated dwelling unit count within the SVSP.

Project Title/Name: SVSP Parcels DF-1 & DF-2 Tentative Subdivision Map

Project Address: 5501 Market Street

Owner: DF Properties, Inc., Jeff Ronten

Applicant: NG Alexander Real Estate Development, Nick Alexander

Current Zoning: RS/DS, PR & OS

Project Planner: Ron Miller, Associate Planner

Environmental Determination: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) and 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.

Greg Bitter
Planning Manager

Dated: May 9, 2016

Publish: May 13, 2016