

PUBLIC HEARING NOTICE

Notice is hereby given that on **June 23, 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 **VARIANCE – 400 SEQUOIA ST. – INFILL PARCEL 10, VARIANCE FOR 2ND UNIT – FILE # PL16-0155.**

Request: The applicant requests approval of a Variance to reduce the required rear yard setback for a second dwelling unit from 20 feet to 10 feet.

Project Title/Name: Infill Parcel 10 – Variance for a Second Dwelling Unit

Project Address: 400 Sequoia St.

Owner: Nina Kindelt

Applicant: Justin Tice

Current Zoning: Single-Family Residential (R1)

Project Planner: Derek Ogden, Senior Planner

Environmental Determination: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) 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: June 6, 2016

Publish: June 10, 2016