

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **October 20, 2005**, at 4:30 p.m., or as soon thereafter as the matter may be heard, the **Design Committee** of the City of Roseville will hold a Public Hearing at **The Civic Center (Meeting Rooms 1 & 2) located at 311 Vernon Street**, **Roseville**, **CA** for the purpose of considering an application for a **DESIGN REVIEW PERMIT** – **951 PLEASANT GROVE DRIVE** – **TACO BELL RESTAURANT** – **DRP-000049**.

Nature of request: The applicant requests approval of a Design Review Permit Modification to construct a 2,927 square foot restaurant building with minor changes to the site improvements. The proposed site is located on a vacant pad within the Pleasant Grove Retail Center. The center is located on the Southwest corner of Pleasant Grove Drive and Highland Point Drive on Parcel 21A of the North Central Roseville Specific Plan (NCRSP).

Project Title: NCRSP Parcel 21A, Taco Bell Restaurant

Location/Assessor's Parcel Number (APN): 951 Pleasant Grove BI, 363-020-042

Project Applicant: Eldrick Alexander, Vincent & Murphy Inc.

Project Owner: Keith Sherman, Keith Sherman Ent, Inc.

Current Zoning: Community Commercial (CC)

Project Planner: Wayne Wiley, Assistant Planner

Environmental Determination: The Planning Commission previously adopted a Negative Declaration for the Pleasant Grove Retail Center (DRP 03-80), which addressed the development of this building pad. The proposed project is consistent with the prior Negative Declaration; therefore, no further environmental review is necessary.

Following the Public Hearing, the **Design Committee** 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, City 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 **Design Committee's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the City Clerk within 10 days following the **Design Committee's** final action on the project. If the project is appealed to the City Council, the Council's action is final.

If you challenge the action of the **Design Committee** 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.

PAUL RICHARDSON Planning Director

Dated: September 29, 2005 Publish: October 1, 2005

