

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 AND LOT LINE ADJUSTMENT – 10221 FAIRWAY DRIVE –FAIRWAY COMMONS III – DRP-000042 & LLA-000024.** 

**Nature of request:** The applicant requests approval of a Design Review Permit to construct a 5,700 square foot retail building with site improvements, including parking, lighting, and landscaping. The applicant also requests a Lot Line Adjustment to merge the .58-acre site with the adjacent parcel. The site is located on a vacant pad at the southwest corner of Foothills Boulevard on Parcel 46B of the Highland Reserve North Specific Plan (HRNSP).

Project Title/Name: HRNSP Parcel 46B

Location/Assessor's Parcel Number (APN): 10221 Fairway Dr, 017-122-036

Project Applicant: Jerry Aplass, Burrell Consulting Group

Owner: Neal Hamilton, Lowes Inc.

Current Zoning: CC/SA-HR, Community Commercial/ Special Area-HRNSP

Project Planner: Wayne Wiley, Assistant Planner

**Environmental Determination:** This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which exempts new construction of small commercial structures. In addition, a Negative Declaration was previously adopted for the Lowe's site, which addressed the development of this building pad, and the proposed project is consistent with the prior Negative Declaration.

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

