

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **August 25, 2005**, at 7:00 p.m., 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- 701 LINCOLN ST.- LUTZ VARIANCE- FILE# V-000014.**

Nature of request: The applicant requests approval of a Variance from the development standards of the R3 zone district for the construction of a second primary dwelling unit on the property.

Project Title/Name: Lutz Variance

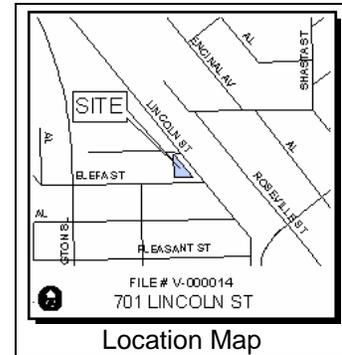
Location/Assessor's Parcel Number (APN): 701 Lincoln St., 011-101-002-000

Project Applicant: Don Zisk, Don Zisk & Associates

Owner: Kathleen Lutz

Current Zoning: Attached Housing (R3)

Project Planner: Mel Pabalinas, Associate 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 (New Construction or Conversion of Small Structures).

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, City Planning & Redevelopment 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 **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 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 & Redevelopment Department at, or prior to the Public Hearing.

PAUL RICHARDSON
Planning & Redevelopment Director

Dated: August 3, 2005

Publish: August 6, 2005