SITE

MPP-000002 290 CONFERENCE CENTER DR



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

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **December 8, 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 applications for a <u>MAJOR PROJECT PERMIT – 290 CONFERENCE CENTER DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCEL 40A – FILE #S: MPP-00002 (2005 PL-076)</u>

Nature of request: The applicant requests approval of Stage 1 of a Major Project Permit (MPP) to construct a 35,000 square foot conference facility, a ten story Embassy Suite hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure. Stage 1 of the MPP application consists of the approval of a preliminary development plan.

Project Title/Name: Roseville Hotel Conference Center (AKA Kobra Center)

Location/Assessor's Parcel Numbers (APN): 363-010-009

Applicant: Tom Lumbrazo, TJL Planning

Property Owner: Abe Alizadeh, Kobra Properties

Current Zoning: Community Commercial/Special Area - North Central Roseville Specific Plan (CC/SA-NC)

Project Planner: Wendy W. Hartman, Project Planner

ENVIRONMENTAL DETERMINATION: An Addendum to the Environmental Impact Report (EIR) for the North Central Roseville Specific Plan (certified May 1990) was adopted by the City Council on July 6, 2005. The Addendum evaluated the impacts of a 50,000 square foot conference center, two hotels (500 rooms), freestanding restaurant space, and a parking structure. The Addendum concluded that no new significant environmental effects or any substantial increase of any previously identified significant impacts in the NCRSP EIR would result. The proposed project is consistent with the assumptions evaluated in the Addendum to the NCRSP EIR. Therefore the project is exempt per the City of Roseville CEQA Implementing Procedures Section 15305.

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: November 16, 2005 Publish: November 19, 2005

F:\2005\pc\legal\12-08\mpp000002_conferencecenter_s1.doc