

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

NOTICE OF PUBLIC HEARING & NEGATIVE DECLARATION

Comment Period for the Negative Declaration begins on March 4, 2005 and ends on the project hearing date, as noted below, unless appealed.

NOTICE is hereby given that on March 24, 2005 at 7:00 p.m., or as soon there after 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 GENERAL PLAN AMENDMENT, REZONE, FLOOD ENCROACHMENT PERMIT, DESIGN REVIEW PERMIT MODIFICATION, VOLUNTARY MERGER, & TREE PERMIT – 650 DOUGLAS BOULEVARD – ROSEVILLE CHAMBER OF COMMERCE – FILE #'S GPA 04-04, RZ 04-06, FEP 04-03, DRPMOD 04-57, VM 04-03, & TP 04-44.

Nature of request: The applicant requests approval of the following entitlements:

- A General Plan Amendment to change the land use of a portion of the property from Low Density
 Residential/Floodplain (LDR-5/FP) and Open Space/Floodplain (OS/FP) to Community Commercial/Floodplain (CC/FP);
- A Rezone to change the zoning of a portion of the property from Single Family Residential (R1) and Single Family Residential/Floodway (R1/FW) to Business Professional (BP) and Business Professional/Floodway (BP/FW);
- A Flood Encroachment Permit to allow encroachment of the building expansion within the 100 year floodplain;
- A Design Review Permit Modification to allow for the construction of a 3,079 square foot addition to the existing building and to add 12 new parking spaces;
- A Voluntary Merger to merge the three (3) existing parcels into one parcel; and,
- A Tree Permit to remove up to two (2) native oak trees and encroach into the protected zone of six (6) others.

Project Title/Name: Roseville Chamber of Commerce Expansion

Location: 650 Douglas Boulevard

Assessor's Parcel Number (APN): 014-102-032 & 014-102-036

Project Applicant: William Sandusky, Williams + Paddon

Property Owner: Wendy Gerig, Roseville Chamber of Commerce

Current Zoning: Business Professional (BP), Floodway (FW), Single Family Residential (R1),

and Single Family Residential/Floodway (R1/FW)

Project Planner: Wendy W. Hartman, Associate Planner

<u>ENVIRONMENTAL DETERMINATION:</u> The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that the project will not have significant effects on the environment. At this meeting the Approving Authority may adopt the proposed Negative Declaration.

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 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 Department at, or prior to the Public Hearing.



PAUL RICHARDSON Planning Director

Dated: March 1, 2005 Publish: March 5, 2005