

PUBLIC HEARING AND MITIGATED NEGATIVE DECLARATION NOTICE

NOTICE is hereby given that on **May 26, 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 **GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, PARCEL MAP, & SIGN VARIANCE – 1260 PLEASANT GROVE BOULEVARD – NWRSP PARCEL 11 – BRETON VILLAGE - FILE# GPA 04-03, RZ 04-04, SPA 04-03, DAA 05-02, DRP 04-41, DRP 04-42, SUBD 04-19, PM 04-16, & SV 04-04.**

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

- **General Plan Amendment & Specific Plan Amendment** to change the land use of a portion of the property from Community Commercial (CC) to Medium Density Residential (MDR);
- **Rezone** to change the zoning of a portion of the subject property from Community Commercial/Special Area-Northwest Roseville (CC/SA-NW) to Attached Housing (R3) and to establish a list of permitted uses for the remainder of the Community Commercial portion of the property;
- **Development Agreement Amendment** to modify the Northwest Roseville Specific Plan Development Agreement to reflect the change in land use;
- Two **Design Review Permits (DRP)**. One to allow for the construction of two commercial buildings totaling 30,140 square feet in area, along with associated landscaping, lighting, and parking. The second DRP is to establish development standards for the construction of a 53 unit single family cluster development;
- **Parcel Map & Tentative Subdivision Map** to create a large lot map (2 lots) and subdivide Lot B into 53 single family residential lots and one common area parcel; and,
- **Sign Variance** to allow for 3 free standing monument signs where the Sign Ordinance allows for 1 monument sign.

Project Title/Name: NWRSP Parcel 11 – Breton Village

Location/Assessor's Parcel Number (APN): 477-080-005

Project Applicant: Dick Morton, Morton & Pitalo

Owner: Peter Bollinger, Bollinger Investment Company

Current Zoning: Community Commercial/Special Area-Northwest Roseville Specific Plan

Project Planner: Wendy W. Hartman, Associate Planner

ENVIRONMENTAL DETERMINATION: The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Mitigated Negative Declaration. The Mitigated Negative Declaration was circulated for a 20-day public review period that began on May 6, 2005 and ends on May 26, 2005. The Initial Study / Mitigated Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.



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: May 3, 2005

Publish: May 7, 2005