

PLANNING & REDEVLOPMENT DEPARTMENT

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

PUBLIC HEARING AND 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 REZONE, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, LOT LINE ADJUSTMENT, & TREE PERMIT, - 1820 & 1850 TAYLOR ROAD - NERSP PARCEL 16, OLYMPUS POINTE JAVA - FILE# RZ 04-05, SPA 04-04, DAA 05-07, DRP 04-43, LLA 04-17, & TP 04-39.

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

- Rezone to change the zoning of the subject property from Highway Commercial / Special Area (HC/SA) to Community Commercial to allow a broader range of permitted uses, including professional office;
- Specific Plan Amendment to change the specific plan land use designation from Highway Commercial to Community Commercial;
- Development Agreement Amendment to modify the Northeast Roseville Specific Plan Development Agreement to reflect the change in land use;
- Design Review Permit to allow construction of a 13,549 square-foot commercial building and a 150 square foot coffee kiosk, along with associated landscaping, lighting, and parking;
- Lot Line Adjustment to merge the two properties encompassing the project site into a single parcel; and,
- Tree Permit to remove seven (7) native oak trees and encroach into the protected zone radius of several others.

Project Title/Name: NERSP Parcel 16 - Olympus Point Java

Location/Assessor's Parcel Number (APN): 015-450-024 & 025

Project Applicant: Peter Givas, Peter Givas Architect

Owner: Leo Lagesse

Current Zoning: Highway Commercial / Special Area – Northeast Roseville Specific Plan

(HC/SA-NE)

Project Planner: Michael Isom, Project Planner

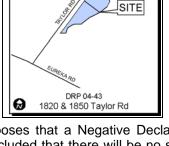
ENVIRONMENTAL DETERMINATION: The Planning Director has determined that

the above project will not have a significant effect on the environment and proposes that a 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 Negative Declaration. The Negative Declaration was circulated for a 20-day public review period that began on May 6, 2005 and ends on May 26, The Initial Study / 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.



Location Map

PAUL RICHARDSON

Planning & Redevelopment Director

Publish: May 7, 2005 Dated: May 3, 2005