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

PUBLIC HEARING NOTICE

NOTICE is hereby given that on June 23, 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>GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, & REZONE – 1035 ROSEVILLE PARKWAY & 200 GIBSON DRIVE – NORTH CENTRAL ROSEVILLE SPECIFIC PLAN (NCRSP) PARCELS 44 & 40 (FILE #S PARCEL 44 GPA 04-06, SPA 04-07, DAA 04-16, RZ 04-08; PARCEL 40 SPA 04-01 AND DAA 04-02)</u>

Nature of request: The applicant requests approval of:

General Plan Amendment

 To amend the City of Roseville General Plan Land
 Use Map by changing the land use designation on Parcel 44 from Business
 Professional to Medium Density Residential (MDR-12).



Parcel 44: To amend the North Central Roseville Specific Plan to change the Parcel 44 specific plan designation from Business Professional (BP) to Medium Density Residential (MDR) to allow for development of a maximum of 240 residential units, and



Parcel 40: To allow for buildings up to ten stories in height on Parcel 40, and to increase the permitted floor area ratio (FAR) from .4 to .8 allowing a maximum of 1,045,440 gross square feet of business professional and commercial land uses for development on Parcels 40B, 40C, and 40D. The amendment will also provide for the development of a 50,000 square foot conference center and up to 500 hotel rooms and 5,000 square feet of restaurant services on Parcel 40A.

- <u>Development Agreement Amendment</u> To modify the North Central Roseville Specific Plan Development Agreement to reflect the changes to the specific plan and identify both the obligations of the land owner and City.
- <u>Rezone</u> To rezone Parcel 44 from its current designation of Business Professional (BP) to Attached Housing with Design Standards (R3-DS).

Project Title/Name: North Central Roseville Specific Plan, Parcel 44 and 40

Location/Assessor's Parcel Number (APN): 363-010-011-000 and 363-010-009-000

Property Owner: Richland Planned Communities, Stephen Thurtle

Project Applicant: Sandberg, Lo Duca & Aland, LLP, Marcus Lo Duca

Current Zoning: Business Professional (Parcel 44), and Community Commercial/Special Area (CC/SA-NC)

Project Planners: Eileen Bruggeman (Parcel 44) and Wendy Hartman (Parcel 40)

ENVIRONMENTAL DETERMINATION: An Addendum to the Environmental Impact Report (EIR) adopted for the North Central Roseville Specific Plan (certified May, 1990) has been prepared for the project pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15164. The Addendum finds that actions under the proposed project will not result in any new significant environmental effects or result in the substantial increase of any previously identified significant impacts in the EIR, and substantial changes to the EIR are not required.

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: June 1, 2005 Publish: June 4, 2005

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