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

Location Map

SITE

SUB-000037

508, 532 GIBSON DR

SITE

4WY 65

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 an application for **TENTATIVE SUBDIVISION MAP – 508 & 532 GIBSON DRIVE – NCRSP PCL 7 &10, SHEA CENTER OFFICE CONDOMINIUMS - FILE# SUB-000037**.

Nature of request: The applicant requests approval of a Tentative Subdivision Map to create approximately 45 "for-sale" office condominiums ranging in size from 1,000 square feet to 25,000 square feet within two buildings located in an approved business professional office park.

Project Title/Name: NCRSP PCL 7 & 10, SHEA Center Office Condominiums

Location/Assessor's Parcel Number (APN): 363-010-084 & 363-010-087

Project Applicant: Lex A. Corrales, Siegried Engineering, Inc.

Owner: Robert M. Burke, Roseville Land Holdings, Inc.

Current Zoning: Business Professional / Special Area - North Central Roseville

Specific Plan (BP/SA-NC)

Project Planner: Wayne Wiley, Assistant Planner

<u>ENVIRONMENTAL DETERMINATION:</u> The negative declaration that was prepared for the SHEA Center Roseville, which included 508 and 532 Gibson Drive, indicated that the project does not have the potential, either individually or cumulatively, to have a significant effect on the environment. The proposed tentative subdivision map does not create any additional environmental impacts that were not already analyzed in the Initial Study as part of the Negative Declaration for the SHEA Center, which was adopted on October 24, 2002.

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, 15 2005 Publish: November 19, 2005