

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 an **DESIGN REVIEW PERMIT, REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, PARCEL MAP, AND PLANNED SIGN PERMIT PROGRAM – 1798 PLEASANT GROVE BL. – WEST ROSEVILLE MARKETPLACE - FILE#’S DRP 05-11, RZ 05-01, GPA 05-01, SPA 05-01, PM 05-02, PSPP 05-03.**

Nature of request: The applicant requests approval of a Design Review Permit to construct a 76, 892 square foot commercial center with associated parking, lighting, and landscaping. The application includes a rezone, specific plan amendment, and general plan amendment to change the zoning on a .6-acre parcel of land from Public/Quasi Public (P/QP) to Community Commercial (CC). Lastly a parcel map is requested to create 4 separate parcels within the center.

Project Title: West Roseville Marketplace

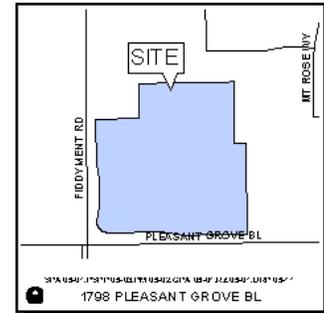
Location/Assessor’s Parcel Number (APN): 017-162-049-000, 017-162-010-000

Project Applicant: Wall Street Property Company, Jeff Wood

Property Owner: Safeway, Inc., Steve Berndt

Current Zoning: Community Commercial (CC), Public/Quasi Public (P/QP)

Project Planner: Derek Ogden



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 the project that will have no 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 & 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 16, 2005

Publish: November 19, 2005