PUBLIC HEARING NOTICE

Notice is hereby given that on May 20, 2010 at 4:30 p.m., or as soon thereafter as the matter may be heard, the **Design Committee** of the City of Roseville will hold a Public Hearing at **The Civic Center (Meeting Rooms 1 & 2) located at 311 Vernon Street, Roseville, CA** for the purpose of considering a <u>DESIGN REVIEW PERMIT–NRSP</u> PCLWW-40 CVS PHARMACY–FILE #2010PL-004(DRP-000327).

Request: The applicant requests approval of a Design Review Permit to construct a 14,576 square foot CVS Pharmacy building and an attached 3,120 square foot retail building with associated parking, landscaping, lighting and frontage improvements on a portion of a 5.88 acre parcel. The project will also include construction of a temporary access road connecting the adjacent Paseo del Norte subdivision to Pleasant Grove Boulevard.

Project Title: NRSP PCL WW-40 CVS Pharmacy

Project Address/APN: 1791 Pleasant Grove Bl./017-162-068-000 **Applicant**: Armstrong Development Properties, Josh Eisenhut

Owner: Peter P. Bollinger Investment, Peter Bollinger

Current Zoning: Community Commercial (CC) **Project Planner:** Gina LaTorra, Associate Planner

Environmental Determination: This project is consistent with the North Roseville Specific Plan (NRSP) for which an EIR was certified and therefore shall not require additional environmental review, per the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15183 and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The NRSP Phase II EIR (SCH# 98112063) was certified by the Council on May 19, 1999, and is available for review in the Roseville Planning Department.

Following the Public Hearing, the **Design Committee** 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, 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 **Design Committee's** action on the project may be appealed by any interested person to the City Council by filing a written appeal and the applicable fee with the City Clerk within 10 days following the **Design Committee'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 **Design Committee** 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: April 28, 2010 Publish: May 1, 2010