PUBLIC HEARING NOTICE

Notice is hereby given that on September 22, 2011 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 a DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION - 10090 CROCKER RANCH ROAD - NRSP PCL DR-3 CROCKER RANCH DRRS - FILE #2007PL-067; PROJECT #DRP-000394.

Request: The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to modify the development and design standards to allow a four foot side yard setback and substitute site coverage requirements with rear yard setback and usable open space requirements.

Project Title/Name: NRSP PCL DR-3 Crocker Ranch DRRS

Project Address and A.P.N.: 10090 Crocker Ranch/017-117-003-000

Applicant: Steve Schnable, John Mourier Construction

Current Zoning: Small Lot Residential with Design Standards (RS/DS)

Project Planner: Gina LaTorra

Environmental Determination: This application is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15182 as a residential project consistent with an approved specific plan. The Environmental Impact Report prepared for the North Roseville Specific Plan was certified by the City of Roseville on September 13, 2000 (SCH#1999061039) and is available for review at the Planning and Redevelopment Department.

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 & Housing 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 applicable fee 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 & Housing Department at, or prior to the Public Hearing.

PAUL RICHARDSON

Planning & Housing Director Publish: September 10, 2011

Dated: September 6, 2011