

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **January 23, 2014** 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 **CONDITIONAL USE PERMIT –411 LINCOLN STREET – McRAE OPERA HOUSE CONDITIONAL USE PERMIT – FILE # PL13-0270**

**Request:** The applicant requests approval of a Conditional Use Permit to expand an existing Nightclub use by allowing patrons to utilize an enclosed patio area (enclosure) at the rear of the McRae Opera House building.

**Project Title/Name:** McRae Opera House Conditional Use Permit

**Project Address/APN:** 411 Lincoln Street / 011-146-024-000

**Applicant/Owner:** Richard Ryan

**Current Zoning:** Historic District/Special Area – Downtown Specific Plan (HD/SA-DT)

**Project Planner:** Ron Miller, Associate Planner

**Environmental Determination:** This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures.

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, Planning Division, 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 and 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 Division at, or prior to the Public Hearing

**CHRIS BURROWS**  
Planning Manager

Dated: December 16, 2013

Publish: January 3, 2014