

PUBLIC HEARING NOTICE

Notice is hereby given that on **June 23, 2022 at 6:30 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 the below project.

Request: The applicant requests approval of a Design Review Permit to construct a four-story medical office building (MOB 7) and a Conditional Use Permit (CUP) for a new Graduate Medical Education (GME) program proposed at the Sutter Roseville Medical Center campus. The MOB 7 is proposed as a two-phase project, Phase 1 will consist of a four-story building (85,000 square feet) and Phase 2 will add a two-story addition to the main four-story building. At this time, Phase 2 is proposed to be constructed in the future, but the timeframe is unknown. The MOB 7 includes improvements to the existing site, a new accessible drop off zone, accessible parking stalls immediately in front of the building, surface parking stalls, a raised pedestrian crosswalk between the parking garage and the MOB 7, and a private outdoor patio area for students and faculty of the GME program. The GME program will occupy the entire first floor of the MOB 7 for classroom instruction and a simulation center.

Project Title and File #: NERSP PCL 25 – Sutter MOB 7; File # PL22-0061

Project Address: 7 Medical Plaza

Property Owner: Dan Conwell, Sutter Valley Hospitals

Project Applicant: Sarah Bergman, Dreyfuss + Blackford Architecture

Project Planner: Escarlet Mar, Associate Planner

Environmental Determination: The City of Roseville, acting as Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) to evaluate the environmental effects of the project. The Planning Commission will consider this Initial Study and proposed Negative Declaration before taking action on the proposed project.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5247, e-mail at emar@roseville.ca.us, or in writing to Escarlet Mar, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. 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 Division at, or prior to the Public Hearing.

Greg Bitter
Planning Manager

Dated: June 2, 2022

Publish: June 11, 2022