

DATE: July 26, 2022
FROM: Kinarik Shallow, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A MODIFICATION TO A DESIGN REVIEW PERMIT

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Design Review Permit Modification application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative permits for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit eleven days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Kinarik Shallow, by phone at (916) 746-1309 or e-mail at kshallow@roseville.ca.us. All requests for a public hearing must be in writing (to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

Project Description

Applicant: Jennifer Guetzlaff, Kimley-Horn

Property Owner: Joseph Zawidski, Fiddymment F-31 Retail LLC

Date Filed: April 14, 2022

File/Project Number: PL22-0111

Project Name & Address: WRSP PCL F-31 – AutoZone; 2020 Blue Oaks Boulevard

Request: The project is a request for a Design Review Permit Modification to construct a ±7,380-square-foot AutoZone building with associated parking, lighting, landscaping, and a loading area on "Pad 4" within the Plaza at Blue Oaks center.

Environmental Determination: Consistent with the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration was prepared for the Plaza at Blue Oaks project (file #PL17-0368). The proposed project is substantially consistent with the previously evaluated project. No additional environmental review is required.

LAST DAY TO REQUEST A PUBLIC HEARING: August 5, 2022 by 5 p.m.

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.

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