

PUBLIC HEARING NOTICE

Notice is hereby given that on **October 13, 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: Staff requests consideration of the adoption of three related and connected Specific Plans, also referred to as Corridor Plans, centered along older commercial corridors in developed areas of the City. The three Specific Plans are the Atlantic Street Corridor Specific Plan, the Douglas-Harding Corridor Specific Plan, and the Douglas-Sunrise Corridor Specific Plan. The purpose of these three Specific Plans is to encourage and facilitate the revitalization and redevelopment of the areas consistent with the vision for each plan. The project includes land use and zone district amendments, establishment of Special Area (SA) zone district in each of the plan areas to establish development standards and streamlined approval processes; water and sewer infrastructure studies to ensure there is sufficient available capacity to support up to 850 units of multifamily residential development across all three Plan Areas; conceptual streetscape plans; design guidelines and development standards for multifamily and nonresidential development; frontage improvement guidelines and standards; permitted use tables; and entitlement process streamlining.

The project includes a General Plan Amendment to amend General Plan text and exhibits to reflect the adoption of three new Specific Plans and amend the Land Use Diagram consistent with the three new Specific Plans, which includes changing land use designations to be consistent with the existing zoning or underlying use of the land and surrounding properties, correcting land use from Low Density Residential to Open Space over the Dry Creek open space area, and removing the land use designations over arterial roadways within and adjacent to the three new Specific Plans. The project also includes a Rezone to replace outdated Planned Development zone districts within the Specific Plans with one of the City's current zone districts, to change the zone district of specified properties to be consistent with the existing use of the land and surrounding properties, and to establish Special Area (SA) zone district overlay in each of the Specific Plan areas. The project includes an Ordinance Amendment to Title 19 of the Roseville Municipal Code (Zoning Ordinance), Chapter 19.18.030 Special Area District for the purpose of adding the three new Specific Plans to the list of Special Area Districts, adding new Chapter 19.33 Commercial Corridor Plans to establish the permitted uses (including non-conforming uses), development standards, parking standards, and entitlement and approval procedures for the three Specific Plans; amending Chapter 19.24.020 (Nonconforming Uses and Structures) to refer to the new Chapter 19.33 standards; amending Chapter 19.26.030 (Parking space requirements by use type) to refer to the parking reduction processes of the new Chapter 19.33; and amending Chapter 19.78.020 (Required public hearings, authorized Approving Authority and public notice) acknowledging the new approval procedures within the new Chapter 19.33.

Project Title and File #: Commercial Corridor Plans, PL21-0383

Project Location: The project includes three general areas, described as the Atlantic Street Corridor, which includes properties on the southern side of Atlantic Street from Interstate 80 to Folsom Road; the Douglas-Harding Corridor, which includes properties on either side of Douglas Boulevard from Park Drive to Interstate 80 and on either side of Harding Boulevard from Lead Hill Road to the terminus of South Harding Boulevard; and the Douglas-Sunrise Corridor, which includes properties along one or both sides of Sunrise Avenue from Coloma Way to Lead Hill Boulevard and along one or both sides of Douglas Boulevard from Interstate 80 to Rocky Ridge

Drive. The project also includes the Dry Creek open space area between Folsom Road and Interstate 80.

Owner: Various

Applicant: City of Roseville

Project Planner: Jessica Lynch, Associate Planner, (916) 774-5352

Environmental Determination: Consistent with CEQA Guidelines Section 15164, an Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020), inclusive of the 2021 Housing Element Addendum, has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted or certified prior environmental document adequate to describe the impacts of 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) 774-5352, e-mail at jjlynch@roseville.ca.us, or in writing to Jessica Lynch, 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: September 22, 2022

Publish: September 30, 2022