

PUBLIC HEARING NOTICE

Notice is hereby given that on **January 12, 2023 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 a General Plan Amendment and Specific Plan Amendment to the North Central Roseville Specific Plan (NCRSP) to modify the land use designation from Business Professional (BP) to High Density Residential (HDR); and a Rezone from Business Professional/Special Area North Central Roseville Specific Plan (BP/SA-NC) to Multi-Family Housing/Special Area North Central Roseville Specific Plan (R3/SA-NC). In addition, the project includes a Development Agreement by and between the City of Roseville and Roseville Land Holdings, LLC to reflect the change in land use and document the requirements related to the provision of affordable housing units.

Project Title and File #: NCRSP PCL 42A – Shea Center Apartments Rezone; File #PL21-0307

Project Address: 572 Gibson Drive

Property Owner: Roseville Land Holdings, LLC

Project Applicant: Brad Shirhall, TLA Engineering and Planning

Project Planner: Escarlet Mar, Associate Planner

Environmental Determination: Consistent with California Environmental Quality Act (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) 774-5247, 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: December 20, 2022

Publish: December 30, 2022