

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **February 15, 2023 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the **City Council** 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 to modify the land use designation of an existing parcel consisting of 19.50-acres from Business Professional (BP) to High Density Residential (HDR), a Specific Plan Amendment to the North Central Roseville Specific Plan (NCRSP) to modify the land use designation, the addition of 360 multi-family dwelling units to the plan area, and the inclusion of two new land uses to be added to the list of permitted land uses within the Community Commercial and Business Professional land use designations, 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 for the project.

**Project Title and File #:** NCRSP PCL 42A – Shea Properties 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](mailto: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.

The **City Council's** action on the project is final. If you challenge the action of the **City Council** 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 City Clerk at, or prior to the Public Hearing.

### ROSEVILLE CITY COUNCIL

Carmen Avalos, CMC City Clerk

Dated: January 26, 2023

Publish: February 4, 2023