

**DATE:** May 11, 2023  
**FROM:** Kinarik Shallow, Associate Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE AN EXTENSION TO A CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT, AND TREE PERMIT**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an extension to a Conditional Use Permit, Design Review Permit, and Tree Permit application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative Extensions 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 ten 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) 746-1348 or e-mail at [kshallow@roseville.ca.us](mailto: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/Owner:** Krista Jimenez, JMC Homes

**Date Filed:** April 11, 2023

**File/Project Number:** PL23-0058

**Project Name, Address, & Location:** NRSP PCL M-31 – M-31 Apartments Extension; 9000 Woodcreek Oaks Boulevard

**Request:** The applicant requests a one year extension to a previously approved Conditional Use Permit, Design Review Permit, and Tree Permit (file #PL19-0317 and file #PL22-0117). The project is an 80-unit apartment complex on 4.1 acres, with associated lighting, landscaping, and parking. The zoning for the property is Community Commercial, which requires a CUP for Multi-Family Residential development. The Tree Permit will allow up to 15% encroachment into the protected zone radius of a native oak tree in the open space parcel to the south.

**Environmental Determination:** As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the originally approved M-31 Apartments project to evaluate the environmental effects of the project. The proposed project is substantially consistent with the previously evaluated project. No additional environmental review is required.

**LAST DAY TO REQUEST A PUBLIC HEARING: May 22, 2023 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 Division 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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