

PUBLIC HEARING NOTICE

Notice is hereby given that on **July 13, 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 Conditional Use Permit to allow the construction of a 1,300-square-foot single-family dwelling unit on a vacant 0.07-acre property. The property has a zoning designation of General Commercial (GC) and a land use designation of Low Density Residential (LDR-6.8).

Project Title and File #: INFILL PCL 18 – Cadell Residence; File #PL22-0212

Project Address: 123 Circuit Drive

Property Owner: Carolyn & Michael Cadell

Project Applicant: Michael Cadell

Project Planner: Escarlet Mar, Associate Planner

Environmental Determination: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, "In-Fill Development Projects", and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project involves the construction of a single-story primary dwelling unit on an infill property within city limits that is no more than five (5) acres in size and is surrounded by urban uses and can be adequately serviced by all required utilities and public services; therefore, no further environmental evaluation is required.

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: June 22, 2023

Publish: June 29, 2023