

PUBLIC HEARING NOTICE

Notice is hereby given that on **July 27, 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 approval of a General Plan Amendment to change the land use designation of two contiguous parcels, located at 1202 Samoa Way and 2014 North Cirby Way, from Open Space/Parks and Recreation/Floodplain (OS/PR/FP) to Low Density Residential (LDR-3.5) and a Rezone to change the zoning designation of the parcels from Floodway (FW) to Single-Family Residential (R1) to facilitate the future development of two single-family residences.

Project Title and File #: INFILL PCL 315 - Champion Oaks GPA & Rezone; File #PL19-0047

Project Address: 1202 Samoa Way

Property Owner: Dan Wilson, Sunset West Executive Communities, Inc.

Project Applicant: Greg Bardini, Morton & Pitalo, Inc.

Project Planner: Kinarik Shallow, Associate Planner

Environmental Determination: The City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The Planning Commission will consider this Initial Study and Mitigated Negative Declaration before taking action on 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) 746-1309, e-mail at kshallow@roseville.ca.us, or in writing to Kinarik Shallow, 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: July 6, 2023

Publish: July 13, 2023