

DATE: August 4, 2023
FROM: Kinarik Shallow, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE AN EXTENSION TO A MINOR DESIGN REVIEW PERMIT AND TENTATIVE CONDOMINIUM MAP

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an extension to a Minor Design Review Permit and Tentative Condominium Map 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 eleven 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) 746-1309 or e-mail at 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: Al Saroyan, Saroyan Master Builder

Property Owner: Lenox Hill Interiors, Inc.

Date Filed: July 10, 2023

File/Project Number: PL23-0039

Project Name, Address & Location: DTSP PCL DT-6 – Civic Plaza Residences Extension; 330 Vernon Street

Request: The project is a request for a one (1) year extension to a previously approved Minor Design Review Permit and Tentative Condominium Map for the Civic Plaza Residences project, which was originally approved under file #PL21-0013. The project consists of an 81,670-square-foot, 4-story mixed use project consisting of 48 residential units, retail and commercial space on the ground floor, rooftop dining, and underground parking. The condo map will create 52 condo units consisting of four (4) commercial units and 48 residential units. The existing building on the site will be demolished.

Environmental Determination: The application is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15182 pertaining to Residential Projects Pursuant to a Specific Plan and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. An Environmental Impact Report (EIR) was prepared for the Downtown Specific Plan (DTSP) and certified on April 1, 2009 (SCH# 2007102090), which included an evaluation for development of the DTSP Parcel DT-6 district. Staff finds the construction of the project is within the scope of the project covered by the DTSP Final EIR. Given the project is consistent with the DTSP EIR and Specific Plan, no new effects would be expected to occur and all applicable mitigation measures from the DTSP EIR will be implemented during the design and construction of the project. As such, no additional environmental review is required.

LAST DAY TO REQUEST A PUBLIC HEARING: August 14, 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 Manager 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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