

PUBLIC HEARING NOTICE

Notice is hereby given that on **August 24, 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 project is a request for a Conditional Use Permit (CUP) and a Design Review Permit Modification (DRPMOD) to allow a portion of the existing fast-food drive-through establishment to be demolished and reconfigure the drive through lanes. The modifications include expanding the existing single drive-through lane into a dual drive-through lane, as well as landscaping and lighting improvements.

Project Title and File #: DHCS PCL DH-47 – Starbucks Drive-Through; File #PL23-0055

Project Address: 111 S Harding Boulevard

Property Owner: Rosa Holdings, LLC

Project Applicant: Noelia Santiago, Valerio Architects

Project Planner: Escarlet Mar, Associate Planner

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value, as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Consistent with this exemption, the proposed development is located within city limits on no more than five acres and is consistent with the general plan designation and zoning designation. The site has no value as habitat for endangered, rare, or threatened species, does not result in any significant effects relating to traffic, noise, air/water quality, and can be adequately served by all required utilities and public services. Therefore, no further environmental review 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: August 3, 2023

Publish: August 10, 2023