

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 General Plan Amendment (GPA), Master Plan Amendment (MPA), and Rezone for HP Campus Oaks (HPCO) Master Plan Parcel CO-52 to change the land use from Tech Park/Business Professional (T/BP) to High Density Residential (HDR) and to change the zoning from Industrial/Business Park (MP/SA) to Multi-Family Housing (R3) to allow the future development of 285 multi-family units. The affordable obligation of 143 low-income units (50 percent of new units proposed on Parcel CO-52) that is required by the City for the change in land use for Parcel CO-52 will be transferred from the HPCO Master Plan to Sierra Vista Specific Plan (SVSP) Parcels WB-30 and WB-32. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed changes, with the accompanying HPCO Master Plan Amendment to reflect the change in land use and zoning on Parcel CO-52. A Rezone, GPA, and Specific Plan Amendment (SPA) for SVSP Parcel WB-52 is requested to change the zoning from Park and Recreation (PR) to R3 and the land use designation from PR to HDR. Density bonuses and changes to the affordable housing obligations for Parcels WB-30, WB-32, and FD-34 are also requested. The allocation of additional multi-family units is requested pursuant to the Density Bonus Law (see Gov. Code, § 65915 et seq.) Lastly, a Third Amendment to the SVSP Westbrook Development Agreement (DA), a Sixth Amendment to the SVSP Westpark Federico DA, and a Tenth Amendment to the Hewlett Packard Master Plan DA are requested to document transfers of affordable housing obligations between the subject parcels, the revised affordable unit obligations on specified parcels, and to reflect the proposed land use changes and density bonuses. The requested entitlements will result in 285 market-rate HDR units on Parcel CO-52, with the density bonuses (including the transfer of CO-52's low-income affordable unit obligation) on Parcels WB-30, WB-32, and FD-34 adding 256 HDR units affordable to low income households and 10 HDR units affordable to very-low income households to the City's affordable housing unit inventory.

Project Title and File #: NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville; File #PL23-0064

Project Address: 401 Roseville Parkway, 3380 Pleasant Grove Boulevard, 4201 Santucci Boulevard, and 1600 Westbrook Boulevard

Property Owner: Scott Canel, Pine Island Apartments, LLC

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 Addendum to the Hewlett Packard Campus Oaks Master Plan (COMP) Environmental Impact Report (EIR) (SCH #95112022, certified on June 5, 1996) for changes to Parcel CO-52; and an Addendum to the Sierra Vista Specific Plan (SVSP) EIR (SCH #2008032115, certified on May 5, 2010 inclusive of the SVSP Westbrook Specific Plan Amendment Mitigated Negative Declaration [MND] adopted in June 2012), for changes to SVSP Parcels FD-34, WB-30, WB-32, and WB-52. The Planning Commission will consider the addenda along with the previously certified COMP EIR and SVSP EIR (inclusive of the 2012 MND) 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: August 3, 2023

Publish: August 10, 2023