

PUBLIC HEARING NOTICE

Notice is hereby given that on **November 9, 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 Major Project Permit Stage 2 approval to allow construction of a 10,800 sf building that will consist of approximately 8,100 sf of restaurant space and approximately 2,185 sf of retail/office lease space. The restaurant will be occupied by Boston Pizza Restaurant and Sports Bar. The project also includes construction of a central plaza.

Project Title and File #: NCRSP PCL 40 - BP Restaurant and Sports Bar; File #PL23-0020

Project Address: 246 Gibson Dr.

Property Owner: Tim Gagnier, 990 Reserve Drive LLC

Project Applicant: Sukhjot Singh, Continental Development Consultants

Project Planner: Sean Morales, Associate Planner

Environmental Determination: Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration was prepared for the NCRSP Parcel 40 - Highland Village project (File #2007PL-123) and adopted by the Planning Commission on January 10, 2008. The proposed project is within the scope of the analysis prepared for that project; therefore, consistent with Section 15162 of the CEQA Guidelines, no further analysis 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) 774-5282, e-mail at smorales@roseville.ca.us, or in writing to Sean Morales, 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: October 17, 2023

Publish: October 26, 2023