

DATE: December 20, 2023
FROM: Kinarik Shallow, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE AN ADMINISTRATIVE PERMIT FOR A SIGN EXCEPTION AND PSPP MODIFICATION

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an Administrative Permit for a Sign Exception and PSPP Modification application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative permits 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 ten 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) 746-1348 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: Scott Anderson, Schnitzer Properties, LLC and its affiliates

Property Owner: SN Investment Properties, LLC

Date Filed: November 28, 2023

File/Project Number: PL23-0352

Project Name, Address, & Location: HRNSP PCL 41 – Highland Reserve Marketplace Sign Exception and PSPP Modification; 10305 Fairway Drive

Request: The applicant requests an Administrative Permit for a Sign Exception and Planned Sign Permit Program (PSPP) modification to install shopping center identification signage for the Highland Reserve Marketplace on the existing pony wall located at the northeast corner of the center. The exception is to allow one additional monument sign beyond what the Sign Ordinance allows.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311(a), pertaining to accessory structures/on-premise signs, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project involves the construction of on-premise signs.

LAST DAY TO REQUEST A PUBLIC HEARING: January 2, 2024 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 Division 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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