

DATE: May 11, 2021
FROM: Anna Quan, Assistant Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A TENTATIVE PARCEL MAP

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Tentative Parcel Map application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues Tentative Parcel Maps 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, Anna Quan, by phone at (916) 774-5279 or e-mail at ayquan@roseville.ca.us. All requests for a public hearing must be in writing (to Anna Quan, 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: John Klamm, TSD Engineering

Property Owner: Tower Roseville LLC

Date Filed: 3/9/2021

File/Project Number: PL21-0083

Project Name, Address & Location: NCRSP PCL 40 – 240 Conference Center Condo Map – 240 Conference Center Drive, Roseville, CA 95678

Request: The applicant requests the approval of a Tentative Parcel Map to create two condominium units from the existing event center building. One of the proposed condominium unit (3,540 sf) will be used for general commercial uses, while the other proposed condominium unit (11,500 sf) will continue to be used as event space. The application also includes a request to waive the requirement for a final map.

Environmental Determination: The project divides a property in an urbanized area zoned for commercial use into four or fewer parcels. Therefore, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Guidelines Section 15315 pertaining to minor land divisions and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

LAST DAY TO REQUEST A PUBLIC HEARING: May 21, 2021 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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