

DATE: May 14, 2021
FROM: Anna Quan, Assistant Planner

SUBJECT: NOTICE OF INTENT TO APPROVE AN ADMINISTRATIVE PERMIT

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an Administrative Permit 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 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/Owner: Nick Alexander

Date Filed: March 26, 2021

File/Project Number: PL21-0118

Project Name, Address & Location: NERSP PCL 7 – 1613 Eureka Parking Reduction, 1613 Eureka Road, Roseville, CA 95661

Request: The applicant requests approval of an Administrative Permit for a parking reduction within the Lava Ridge Professional Center office complex that will include accommodating a proposed dental use at 1613 Eureka Road, Suite 100. The 3,410-square-foot suite would require 14 parking spaces for a general office use and 23 parking spaces for a dental use. The applicant is therefore requesting a parking reduction based on shared parking.

Environmental Determination: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305, "Minor Alterations in Land Use Limitations". The project involves an Administrative Permit to allow a reduction in the required parking, which will not result in any changes in land use or density and is therefore exempt according to the CEQA guidelines listed above.

LAST DAY TO REQUEST A PUBLIC HEARING: May 24, 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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