

PUBLIC HEARING NOTICE

Notice is hereby given that on **July 22, 2021 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. Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment in-person or via the telephone at 916-774-5353.

Request: The project includes a General Plan Amendment and Specific Plan Amendment to the Creekview Specific Plan (CSP) to transfer 36 units from Medium Density Residential parcels C-20 and C-22 to Low Density Residential parcels C-1 through C-4, and to establish modified development standards. No changes will be made to the land use designations or the overall unit count for the CSP. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. No changes to the zoning designations are requested. The CSP Development Agreement will be amended to reflect the change in units, acreages, and affordable housing allocations. In addition, a Large Lot Tentative Subdivision Map Modification is proposed for Parcels C-1 through C-7, C-20 and C-21, C-50, C-52, C-60 and C-80; a Small Lot Tentative Subdivision Map Modification is proposed for Parcels C-2 through C-4, and C-6 & C-7; and a Small Lot Tentative Subdivision Map is proposed for Parcels C-20 to C-22.

Project Title and File #: CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – Creekview Amendments; File #PL20-0201

Project Address: 3764 Westbrook Boulevard

Project Owner: Brian Moore, Anthem United Creekview Development Limited Partnership

Project Applicant: Brian Moore, Anthem United Creekview Development Limited Partnership

Project Planner: Kinarik Shallow, Associate Planner

Environmental Determination: Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Creekview Specific Plan EIR (SCH #02008032017, certified September 19, 2012) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Planning Commission will consider the Addendum prior to taking action on this 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: June 29, 2021

Publish: July 9, 2021