

PUBLIC HEARING NOTICE

Notice is hereby given that on **July 22, 2021 at 6:30 pm**, 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 applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Lot 7 within the North Central Roseville Specific Plan (NCRSP) Parcel 49 project site. The MPP Stage 1 would allow for a 6,000 square foot restaurant on proposed Parcel 1 (Pad N); a 12,000 square foot, two-story office building on Parcel 2 (Pad O); and two (2) 11,400 square foot, two-story office buildings on Parcel 3 (Pads V and W), resulting in an increase in the overall square footage for the Parcel 49 site of 26,800 square feet (from 436,889 square feet to 463,689 square feet), with a reduction of 16,000 square feet for restaurant uses and an increase of 42,800 square feet for office uses. A MPP Stage 2 is requested to evaluate the architecture and design for the proposed buildings on Pads N, O, V, and W. Additionally, the project proposes a Tentative Parcel Map to subdivide Lot 7 into three parcels.

Project Title/Name and File #: NCRSP PCL 49 – Lot 7, File #PL20-0226

Project Address: 1720 Freedom Wy.

Owner: Matthew Marks, Tower Roseville Freedom Way, LLC

Applicant: Kris Steward, Plan Steward

Project Planner: Shelby Maples, Associate Planner

Environmental Determination: An Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration was prepared for File#PL20-0226 to evaluate the Lot 7 development within the Parcel 49 project site, consistent with CEQA Guidelines Section 15164. The proposed project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 746-1347, e-mail at smaples@roseville.ca.us, or in writing to Shelby Maples, 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