

DATE: July 23, 2021
FROM: Kinarik Shallow, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A VOLUNTARY MERGER AND MINOR DESIGN REVIEW PERMIT

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Voluntary Merger and Minor Design Review Permit 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, Kinarik Shallow, by phone at (916) 746-1309 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: Al Saroyan, Saroyan Master Builder

Property Owner: City of Roseville

Date Filed: January 28, 2021

File/Project Number: PL21-0013

Project Name, Address & Location: DTSP PCL DT-6 – Civic Plaza Residences; 330 Vernon Street

Request: The applicant requests a Voluntary Merger to merge two lots into one lot, resulting in an approximately 0.53-acre parcel. The applicant also requests a Minor Design Review Permit to allow development of the lot with an approximate 94,000-square-foot, 4-story mixed use building consisting of 48 residential units, approximately 9,200 square feet of retail and commercial space on the ground floor, rooftop dining, and subterranean parking. The ground floor will consist of an interior courtyard with a pool and outdoor areas for dining and recreation. The existing building previously occupied by the U.S. Postal Service will be demolished.

Environmental Determination: The application is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15182 pertaining to Residential Projects Pursuant to a Specific Plan and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. An Environmental Impact Report (EIR) was prepared for the Downtown Specific Plan (DTSP) and certified on April 1, 2009 (SCH# 2007102090), which included an evaluation for development of the DTSP Parcel DT-6 district. Staff finds the construction of the project is within the scope of the project covered by the DTSP Final EIR. Given the project is consistent with the DTSP EIR and Specific Plan, no new effects would be expected to occur and all applicable mitigation measures from the DTSP EIR will be implemented during the design and construction of the project. As such, no additional environmental document is required.

LAST DAY TO REQUEST A PUBLIC HEARING: August 2, 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.