

PUBLIC HEARING NOTICE

Notice is hereby given that on **August 12, 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: Request for a Design Review Permit to allow construction of a 930-square foot Dutch Bros coffee house with drive-thru in the northwest corner of an existing parking lot along Fairway Drive.

Project Title/Name and File #: HRNSP PCL 45A - Dutch Bros, File# PL21-0070

Project Address: 10051 Fairway Dr.

Owner: Farrukh Saeed and Shabnum Saeed Trust

Applicant: Robert E. Wood, Millennium Planning & Engineering

Project Planner: Sean Morales, Assistant Planner, (916) 774-5282

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts commercial in-fill projects that comply with the City's General Plan and any applicable Specific Plan requirements.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5282, e-mail at smorales@roseville.ca.us, or in writing to Sean Morales, 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: July 22, 2021

Publish: July 30, 2021