

DATE: September 3, 2021
FROM: Sean Morales, 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, Sean Morales, by phone at (916) 774-5282 or e-mail at smorales@roseville.ca.us. All requests for a public hearing must be in writing to Sean Morales, 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: Ryan Smith, Thomastown Builders

Date Filed: September 1, 2021

File/Project Number: PL21-0278

Project Name, Address & Location: NIPA PCL 45 - Moksa with Storage Mezzanine Parking Reduction – 10007 Foothills, Roseville CA 95678

Request: Request for a 34-space parking reduction to allow a restaurant and barrel storage use in the Cemo Business Park. The new use requires 63 spaces. A parking utilization study was provided showing there is adequate parking in the center for the new use based on the hours of operation that are significantly different from surrounding businesses. In addition, the parking study shows the actual utilization of spaces in the surrounding parking fields is low during the evening and weekend hours when Moksa would be most busy. This is a subsequent parking reduction (original file #PL21-0122) to analyze the impacts of an expanded restaurant floor plan.

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 parking reduction for shared uses, which will not result in any changes in land use or density and is therefore exempt per the CEQA guidelines listed above.

LAST DAY TO REQUEST A PUBLIC HEARING: September 13, 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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