

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **April 28, 2022 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.

**Request:** The proposed project is a Tentative Parcel Map to subdivide the 0.35-acre property into two parcels (Lot 1 and Lot 2), a Tree Permit to encroach within the protected zone of a native oak tree and remove a single native oak tree from the project site, a Design Review Permit for Residential Subdivisions (DRRS) to allow construction of two duplexes with an accessory dwelling unit and a junior dwelling unit per lot, and an Administrative Variance to deviate from the Two-Family Residential (R2) development standards.

**Project Title and File #:** INFILL PCL 107 – E Street Duplexes; File #PL21-0306

**Project Address:** 121 E Street

**Property Owner:** Allstate Renovations, Inc.

**Project Applicant:** Antonio Conti, Conti & Associates, Inc.

**Project Planner:** Escarlet Mar, Associate Planner

**Environmental Determination:** The project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 “New Construction or Conversion of Small Structures”, Section 15332, “In-Fill Development Projects”, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project involves construction of two (2) duplexes, two (2) accessory dwelling units (ADU), and two (2) Junior Accessory Dwelling Unit (JADU) on an existing vacant infill property within city limits that is no more than five (5) acres in size and is surrounded by urban uses, and can be adequately serviced by all required utilities and public services. As such, no additional environmental documents is required.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5247, e-mail at [emar@roseville.ca.us](mailto:emar@roseville.ca.us), or in writing to Escarlet Mar, 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: April 7, 2022

Publish: April 16, 2022