

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **March 23, 2023 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 applicant requests a Conditional Use Permit, Design Review Permit, and a Tentative Subdivision Map for a ±8.40-acre commercial center. The project would include six (6) freestanding commercial buildings ranging from 950 to 13,200 square feet in size; two (2) of the commercial buildings are proposed with a drive-through user (i.e., a Chick-fil-A and Dutch Brothers), the remaining building tenants are unknown at this time. A Conditional Use Permit for the two (2) drive-through food pad users is proposed since the property is contiguous to residential zoned properties. The Design Review Permit would establish the design and colors of both the Chick-fil-A (Lot 2) and Dutch Brothers (Lot 4) buildings. The Tentative Subdivision Map as proposed would create a total of six (6) parcels.

**Project Title and File #:** NIPA PCL 35 – Blue Oaks Retail Center Phase 2; File #PL22-0186

**Project Address:** 1480 Blue Oaks Boulevard

**Property Owner:** Roseville Blue Oaks Partners, LLC

**Project Applicant:** Andi Panagopoulos, Cunningham Engineering

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

**Environmental Determination:** The City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15105, the IS/MND was available for a 20 day public review and comment period starting March 1, 2023 and ending March 20, 2023. The Planning Commission will consider the Initial Study and proposed Mitigated Negative Declaration before taking action on the proposed project.

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, email 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: February 28, 2023

Publish: March 10, 2023