

PUBLIC HEARING NOTICE

Notice is hereby given that on **March 24, 2016** at **7 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 an application for a **GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE SUBDIVISION MAP - 3200 PLEASANT GROVE BOULEVARD - WESTBROOK PHASES 2 & 3 - PL13-0318.**

Request: The entitlements include: 1) General Plan amendment to change the land use designations from approximately 63.8 acres of Low Density Residential (LDR), 57.7 acres of Medium Density Residential (MDR), 27.5 acres of High Density Residential (HDR) and 42.7 acres of Community Commercial (CC) to approximately 107.6 acres of LDR, 34.6 acres of MDR, 24.1 acres of HDR and 24.5 acres of CC; 2) Development Agreement Amendments for the Westbrook and Westpark Development Agreements; 3) Amendments to the both the Sierra Vista Specific Plan and the West Roseville Specific Plan; 4) a rezone of the property consistent with the land use changes; 5) Large Lot Tentative Map to create 41 Large Lot Parcels; and 6) Small Lot Tentative Map to create 582 single family lots, including 493 age restricted lots

Project Title/Name: Westbrook Phases 2 & 3

Project Address: 3200 Pleasant Grove Boulevard

Owner: Jeff Jones, Westpark S.V. 400, LLC

Applicant: Ryan O'Keefe, Westpark Communities

Current Zoning: various

Project Planner: Lauren Hocker, Associate Planner

Environmental Determination: An Addendum to the Westbrook Specific Plan Amendment Mitigated Negative Declaration (SCH # 2008032115, adopted June 25, 2012), consistent with CEQA Guidelines Section 15164.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to the Project Planner, Planning Division, 311 Vernon Street, Roseville, CA 95678.** If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

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: March 4, 2016

Publish: March 11, 2016