

DATE: July 7, 2016
FROM: Ron Miller, Associate Planner

SUBJECT: NOTICE OF INTENT TO APPROVE A DESIGN REVIEW PERMIT MODIFICATION

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that an application for a Design Review Permit Modification (DRPMOD) has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative permits for minor types of projects and will not hold a public hearing unless you or another interested individual requests a public hearing. Based on our review of the application and consistency with City standards, the Planning Manager intends to approve the permit eleven days following the date of this letter, unless a public hearing is requested. All requests for a public hearing must be in writing and must be received by the Roseville Planning Division 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 Design Committee public hearing.

The Planning Manager's action to approve this permit may be appealed to the Design Committee within 10 days of the approval date.

Project Description

Applicant: Signature Homes, Inc., Vivian Inderbitzen

Owner: Fiddymont 96 Lots, LLC, John Ford

Date Filed: June 21, 2016

File Number: PL16-0220

Project Name & Address: WRCP PCL F-23 – Oakbriar/Fiddymont DRPMOD – 1016 Oakbriar Circle

Request: The applicant requests approval of a DRPMOD to modify Residential Development Standards for the minimum rear yard area within the Oakbriar Subdivision. The minimum rear yard open space area will be reduced from the existing minimum of 450 sq. ft. to 380 sq. ft. This modification is required due to potential utility conflicts within the front yard setback area of certain lots.

Environmental Determination: The project is Categorically Exempt from environmental review pursuant to Section 15305 of the California Environmental Quality Act (CEQA) pertaining to Minor Alterations in Land Use Limitations and Section 305 of the City of Roseville CEQA Implementing Procedures.

LAST DAY TO REQUEST A PUBLIC HEARING: July 18, 2016, 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.