

PUBLIC HEARING NOTICE

Notice is hereby given that on **August 10, 2017 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 the below project.

Request: The applicant requests approval of a Conditional Use Permit to allow a private recreation facility within the small-lot, single-family residential zone (RS) and Design Review Permit to allow the construction of a 5,841 square-foot community amenity center for a gated subdivision, which will include tennis courts, a pool, bocce courts, pickle ball courts, bar-b-que area, and community garden.

Project Title/Name and File #: SVSP PCL WB-1A – Heritage Solaire Community Amenity Center; File # PL17-0122r

Project Address: 3091 Pleasant Grove Boulevard

Owner: John Tallman, Westpark SV 400, LLC

Applicant: Pierre Martinez, Lennar Homes of California

Current Zoning: RS/DS

Project Planner: Lauren Hocker, Associate Planner, (916) 774-5272

Environmental Determination: Pursuant to CEQA Guidelines Section 15162, a prior Mitigated Negative Declaration and Addendum prepared for the project area provide coverage for the proposed project (SCH # 2008032115). No additional environmental analysis 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) 774-5272, e-mail at lhocker@roseville.ca.us, or in writing to Lauren Hocker, 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: July 19, 2017

Publish: July 27, 2017