

PUBLIC HEARING NOTICE

NOTICE is hereby given that on **June 12, 2014**, at 7:00 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 an application for a **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, LOT LINE ADJUSTMENT, SMALL LOT TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – OAKBRIAR F-23 SUBDIVISION – 1875 ORCHARD VIEW ROAD.**

Nature of request: The applicant requests approval to amend the West Roseville Specific Plan (WRSP) to allow development of a ±10.7 acre small lot residential subdivision consisting of 96 Medium Density Residential (MDR) lots. It is proposed to change the zoning and land use of WRSP Fiddymont Parcel F-23 as follows; 1) change the parcel's zoning designation from Attached Housing (R3) to Small Lot Residential (RS); 2) change the land use designation from High Density Residential (HDR), 21.2 units per acre, to Medium Density Residential (MDR), 9.0 units per acre, by removing 138 allocated units; and 3) transfer units removed from parcel F-23 to adjacent and nearby HDR parcels F-21, F-22 & F-24. The proposed project will not increase the number of dwelling units within the WRSP.

Project Title/Name: Oakbriar F-23 Subdivision

Location/Assessor's Parcel Number (APN): 1875 Orchard View Road – 017-117-048, 017-117-045, 017-117-047 & 017-101-038.

Project Applicant: The MacDiarmid Company, Kent MacDiarmid

Property Owner: West Roseville Development Company, Inc., Jim Ghielmetti

Current Zoning: R3 (Attached Housing)

Project Planner: Ron Miller, Associate Planner

ENVIRONMENTAL DETERMINATION: The Planning Manager has determined that the above project will not have a significant effect on the environment and proposes that an Addendum to the West Roseville Specific Plan be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. The Initial Study/Addendum is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday).

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, City 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 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.

CHRIS BURROWS
Planning Manager

Dated: May 19, 2014

Publish: May 23, 2014