

PUBLIC HEARING NOTICE

Notice is hereby given that on **December 10, 2020 at 6:30 pm**, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing for the purpose of considering the below project. The Public Hearing may be held in the **City Council Chambers located at 311 Vernon Street, Roseville, CA**, or the Planning Commissioners may **teleconference** pursuant to **Executive Order N-29-20**. The location of the hearing will be published in the posted agenda, which can be found on the City website: <https://www.roseville.ca.us/cms/One.aspx?siteId=7964922&pageId=8649794>.

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. If the hearing is held via teleconference, members of the public may offer public comment during the public hearing by the following means: Dial in Phone Number: 916-774-5353 or email: publiccomment@roseville.ca.us. If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

Request: The applicant requests approval of a Major Project Permit Stage 1 Modification to demolish an existing full service restaurant and construct a 3,812 square-foot fast food restaurant with double drive-through and two order boards at the Creekside Town Center. A Major Project Permit Stage 2 is also requested to review the proposed elevations for the building.

Project Title and File #: NCRSP PCL 36 - Raising Cane's; File #PL20-0173

Project Address: 1220 Galleria Blvd.

Project Owner: Adam Caracci, Raising Cane's Chicken Fingers

Project Applicant: Chet Rusit, PM Design Group, Inc.

Project Planner: Sean Morales, Assistant Planner

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The project meets these criteria for the following reasons and is therefore exempt. (a) The general plan designation of Regional Commercial allows for Fast Food with Drive-Through. (b) The total project site encompasses 1.33 acres. (c) The project site has been previously developed and does not contain habitat for endangered, rare or threatened species. (d) The proposed use is consistent with the existing use of the site and will not have significant effects on traffic, noise, air quality, or water quality. (e) The site can be adequately served by a required utilities and public services allocated to the site.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5282, e-mail at smorales@roseville.ca.us, or in writing to Sean Morales, 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: November 18, 2020

Publish: November 27, 2020