

PUBLIC HEARING NOTICE

Notice is hereby given that on **September 12, 2019 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: 1) General Plan Amendment and Specific Plan Amendment to change the land use designations as follows: General Commercial (GC) from 15.5 acres to 9.3 acres; Community Commercial/Business Professional (CC/BP) from 3.8 acres to zero (0) acres; Medium Density Residential (MDR) from 66.0 acres to 51.2 acres; High Density Residential (HDR) from 18.7 acres to 17.7 acres; and Low Density Residential (LDR) from 157.3 to 182.7 acres; 2) Specific Plan Amendment to transfer 17 HDR units and 49 MDR units from parcels south of the creek to parcels north of the creek; 3) Rezone consistent with the land use changes; 4) Development Agreement Amendment to reflect these changes; and 5) Small Lot Tentative Subdivision Map Modification to create 1,133 residential lots.

Project Title/Name and File #: Creekview Specific Plan Amendment,
File #PL18-0190

Project Address: 3764 Westbrook Blvd.

Owner: Phillip Road Land, LLC; Anthem United; Blue Oaks-Roseville LP; and Bennet West Roseville LLC Et Al.

Applicant: Phillips Land Law, Inc.

Project Planner: Charity Gold, Associate Planner, (916) 774-5247

Environmental Determination: An Addendum to the Creekview Specific Plan EIR (SCH# 02008032017) has been prepared consistent with California Environmental Quality Act Section 15164. The Planning Commission will consider the Addendum prior to taking action on the project.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5247, e-mail at cgold@roseville.ca.us, or in writing to Charity Gold, 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: August 22, 2019

Publish: August 30, 2019