

## 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](mailto: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 General Plan Amendment, Specific Plan Amendment and Rezone to change the land use and zoning designation of Parcel JM-40 in the Sierra Vista Specific Plan (SVSP) area to facilitate construction of a 35-unit single-family residential subdivision. The land use designation for Parcel JM-40 will be modified from Community Commercial/Commercial Mixed Use (CC/CMU) to Medium Density Residential (MDR), and the zoning designation will be modified from Commercial Mixed Use/Special Area (CMU/SA) to Small Lot Residential/Development Standards (RS/DS). The Specific Plan Amendment will allow the transfer of five (5) units from Parcel JM-40 to Parcel JM-30. A Tentative Subdivision Map is requested for Parcel JM-40 to create 35 single-family residential lots and one landscape lot, and a Design Review for Residential Subdivision is requested to establish unit designs for the homes and allow modified development standards. Lastly, the project includes a request to amend two Development Agreements that cover the subject parcels to reflect the unit transfers and revise development obligations related to water facilities.

**Project Title and File #:** SVSP PCL JM-40 – Sierra Vista JM-40 Subdivision; File #PL20-0103

**Project Address:** 1690 Vista Grande Boulevard

**Project Owner:** Steve Schnable, Mourier Investments, LLC

**Project Applicant:** David Cobbs, Baker Williams Engineering Group

**Project Planner:** Kinarik Shallow, Associate Planner

**Environmental Determination:** Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Planning Commission will consider the Addendum prior to taking action on this project.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 746-1309, e-mail at [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us), or in writing to Kinarik Shallow, 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