

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **February 3, 2021 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the **City Council** of the City of Roseville will hold a Public Hearing at **the City Council Chambers located at 311 Vernon Street, Roseville, CA**, or the City Councilmembers 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?portalId=7964922&pageId=8712755>

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. City Council 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 allow 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. Lastly, the project includes a request to amend two Development Agreements that cover the subject parcels to reflect the land use change and unit transfers, to revise affordable housing unit allocations, and to 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 City Council 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.

The **City Council's** action on the project is final. If you challenge the action of the **City Council** 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 City Clerk at, or prior to the Public Hearing.

### ROSEVILLE CITY COUNCIL

Sonia Orozco, CMC City Clerk

Dated: January 13, 2021

Publish: January 22, 2021