

(916) 774-5276



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AGENDA PLANNING COMMISSION MEETING JUNE 26, 2014 7:00 PM – 311 VERNON STREET – CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS

Gordon Hinkle, Chair David Larson, Vice-Chair Krista Bernasconi Julie Hirota Bruce Houdesheldt Charles Krafka Joseph McCaslin

STAFF

Chris Burrows, Planning Manager Greg Bitter, Principal Planner Tricia Stewart, Senior Planner Gina McColl, Associate Planner Derek Ogden, Associate Planner Marc Stout, City Engineer Bob Schmitt, Assistant City Attorney Julie Pistone, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on <u>any</u> item or under Oral Communications are <u>limited to five (5) minutes</u>, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

IV. CONSENT CALENDAR

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission, or the staff. Any item removed will be considered following old business.

A. <u>MINUTES OF JUNE 12, 2014.</u>

V. <u>NEW BUSINESS</u>

- A. MAJOR PROJECT PERMIT (STAGES 1 & 2) AND DRAFT ENVIRONMENTAL IMPACT REPORT ROSEVILLE HOTEL & CONFERENCE CENTER 310 CONFERENCE CENTER DRIVE FILE # PL13-0316. The applicant requests approval of a Major Project Permit (Stages 1 & 2) to allow development of a 250 room 10 story, 190,000 square foot hotel with a 20,000 square foot conference facility (35,000 square foot at build-out). The project would also include site improvements, including parking, site/building lighting, and landscaping. A Draft EIR was prepared to analyze the environmental effects of the project. Applicant/Owner: City of Roseville. (McColl)
- B. DESIGN REVIEW PERMIT 1351 SECRET RAVINE PW SUTTER ROSEVILLE MOB 6 AND PARKING GARAGE FILE # PL13-0284. The applicant requests approval of a Design Review Permit to allow the construction of a 60,000 square foot medical office building on the site. The application also includes the construction of a five-story 475 space parking garage. Both building sites include frontage improvements, lighting and landscaping. Applicant: Don Myers, Boulder Associates Architects. Owner: Joan Touloukian, Sutter Roseville. (Ogden)

C. CONDITIONAL USE PERMIT AND ADMINSTRATIVE PERMIT - 10000 ALANTOWN DR - BAYSIDE BLUE OAKS CHURCH - FILE # PL14-0031. The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Bayside Covenant Church) to operate within a General Industrial (M2) zone and an Administrative Permit to allow a parking reduction for shared use. Applicant: John Stewart, Bayside Church. Owner: Keenan Wolen, Homarose, L.P. (Stewart)

VI. REPORTS/COMMISSION/STAFF

VII. **ADJOURNMENT**

- The applicant or applicant's representative must be present at the hearing. Notes:
 - Complete Agenda packets are available for review at the main library or in the Planning Department. (2)
 - (3) (4) All items acted on by the Planning Commission may be appealed to the City Council.
 - No new items will be heard after 10:00 pm.
 - (5)No smoking permitted in Council Chambers.
 - All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning (6)beginning at 9:00 am. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
 - If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance.
 - The Commission Chair may establish time limits for testimony.

All material introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City's final action on the project. Official project file material will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later