



PLANNING & REDEVELOPMENT
311 Vernon Street
Roseville, CA 95678
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AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
PLANNING COMMISSION MEETING
APRIL 24, 2008
7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS

PLANNING COMMISSIONERS:

Rex Clark, Chair
Donald Brewer, Vice-Chair
Sam Cannon
Robert Dugan
Gordon Hinkle
Kim Hoskinson
Audrey Huisling

STAFF:

Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Gina La Torre, Associate Planner
Tricia Stewart, Associate Planner
Elisa Reynolds, Associate Planner
Chris Kraft, Engineering Manager
Bob Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on any item or under Oral Communications are limited to five (5) minutes, 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. MINUTES OF APRIL 10, 2008.

B. REZONE, GENERAL PLAN AMENDMENT, & SPECIFIC PLAN AMENDMENT - NERSP PCL 15 LOT 15 – 1471 STONE POINT DRIVE - FILE# 2008PL-040 (PROJECT #RZ-000046, GPA-000048, & SPA-000034) The applicant requests approval of a Rezone, General Plan Amendment, and Specific Plan Amendment for Lot 15 to change the zoning and land use from Planned Development 178 (PD 178) / Business Professional (BP) to Parks & Recreation in order to reflect the current use of an existing 2-acre park site. Lot 15 is identified as a 2-acre park within the Stone Point Master Plan and was approved for development under MPP 01-05. This change is administrative in nature and will clean up an inconsistency between the zoning/land use and the approved/existing use of the property. Project Applicant: City of Roseville, Planning & Redevelopment Department. Property Owner: City of Roseville. (Stewart)

C. MAJOR PROJECT PERMIT EXTENSION & TENTATIVE SUBDIVISION MAP EXTENSION – 290 CONFERENCE CENTER DR – NCRSP PCL 40A CONFERENCE CENTER EXTENSION – FILE #2008PL-006 (PROJECT #MPP-000021; SUB-000119) The applicant requests approval of a one year extension to an approved Major Project Permit, which permitted the construction of a 36,967 square foot conference facility, a ten-story Embassy Suites hotel with 281 rooms, a second multi-story hotel with 219 rooms, two freestanding restaurant pads and parking structure; and a one year extension to an approved Tentative Subdivision Map to divide the 20 acre parcel site into six parcels. Applicant: Jerry Aplass, Burrell Consulting Group, Inc. Owner: Kobra Properties. (La Torre)

V. OLD BUSINESS

- A. COMPREHENSIVE ZONING ORDINANCE AMENDMENT – CITYWIDE – FILE# 2007PL-195 (OA-000013).** Staff is proposing modifications to the Zoning Ordinance that include administrative updates, the correction of errors and typos, clarification of intent, and modifications to the document format to ensure consistency. Other proposed modifications include new text to reflect State and case law, repealing Section 19.62 (Sole Source Pharmacy) and modifications to Sections 19.22 (Accessory Structures), 19.26 (Off-Street Parking and Loading), 19.42 (Home Occupations), and 19.95 (Definitions). Applicant: City of Roseville. (Reynolds) **THIS ITEM IS CONTINUED FROM THE MEETING OF APRIL 10, 2008.**

VI. NEW BUSINESS

- A. REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, MAJOR PROJECT PERMIT (STAGE 1), MAJOR PROJECT PERMIT (STAGE 2), & LOT LINE ADJUSTMENT - NERSP PCL 15L8 & 15L9 MARRIOTT CLUBSPORT – 1410 & 1460 STONE POINT DRIVE - FILE# 2007PL-201 (RZ-000044, GPA-000044, SPA-000032, DA-000040, MPP-000019, MPP-000020, & LLA-000054).** The applicant requests approval to modify the entitlements for the 130-acre Stone Point Master Plan currently approved for the construction of 1.1675-million square feet of research and development and professional office uses and 575 residential units. The proposal includes a Rezone (RZ), General Plan Amendment (GPA) and Specific Plan Amendment (SPA) for Lots 8 & 9 to allow for an office building and a hotel/fitness facility. The proposed project would increase the overall gross building square footage allocation for the Stone Point Master Plan area by 235,000 square feet. As part of the application, the applicant also requests approval of an amendment to the current Development Agreement (DA); a Lot Line Adjustment (LLA) to adjust the property line between Lots 8 & 9; a Stage 1 Major Project Permit (MPP) to amend the existing site plan for development on Lots 8 & 9 and an amendment to the Stone Point Master Plan; and a Stage 2 MPP for the architecture and landscaping for the hotel/fitness facility on Lot 9. Project Applicant: Len Howell – Marriott International, Inc. Property Owner: Tom Kollen – Richland Planned Communities, Inc. (Stewart)

VII. REPORTS/COMMISSION/STAFF

VIII. ADJOURNMENT

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

All materials 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 materials 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.