

# Planning & Redevelopment Department Staff Report Planning Commission Meeting May 14, 2009

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ITEM IV-C: MAJOR PROJECT PERMIT EXTENSION (STAGES 1 & 2) - 290 CONFERENCE CENTER DRIVE (NCRSP PCL 40A CONFERENCE CENTER) - FILE # 2008PL-006; PROJECT #MPP-000025.

#### **REQUEST**

The applicant requests approval of a two (2) year extension of the Major Project Permit (Stage 1 and Stage 2), 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 a parking structure.

Applicant – Kobra Properties Property Owners – Kobra Properties

## **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact for the Major Project Permit Extension; and
- B. Approve the Major Project Permit Extension subject to two (2) conditions of approval;

#### **SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this extension request.

## **BACKGROUND**

#### Summary of Previous Entitlements:

- On July 5, 1990, the North Central Roseville Specific Plan (NCRSP) was adopted by the City Council. The NCRSP established a land use designation of Business Professional/Community Commercial and a zoning designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) for Parcel 40.
- In June 2005, a Parcel Map was approved to subdivide NCRSP Parcel 40 into four parcels. A 20acre parcel (Parcel 40A) was created as part of the subdivision for development of a Hotel/Conference Center.
- On July 6, 2005, the City Council approved a Specific Plan Amendment and Development Agreement Amendment for Parcel 40 (A-D) to increase the permitted development intensity by allowing an increase in Floor Area Ratio (FAR) from 40 to 80 percent. The amendments also allowed buildings up to 10 stories in height.
- On December 8, 2005 the Planning Commission approved Stage 1 of a Major Project Permit (MPP) that included the preliminary development plan for construction of a 35,000 square foot conference facility, a ten story Embassy Suite hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure on NCRSP Parcel 40A.

- On January 12, 2006 the Planning Commission approved the MPP Stage 2 entitlements to allow construction of the hotel conference center to proceed. The Planning Commission also approved a Tentative Subdivision Map to divide the 20-acre Parcel 40A into six parcels.
- The Major Project Permit (MPP) and Tentative Subdivision Map were conditioned to expire on January 12, 2008 if not effectuated. The applicant submitted a request for an extension of the MPP and Tentative Subdivision Map prior to that time and in April 2008 the Planning Commission approved a one-year extension until January 12, 2009. The Tentative Subdivision Map was automatically extended until January 12, 2010 by Senate Bill 1185. The applicant did not submit an application to extend the Tentative Subdivision Map beyond the one year automatic extension provided by Senate Bill 1185.

Building permits have not been issued for the Conference Center and the project has not been effectuated. Before the expiration of the project on January 12, 2009, the applicant submitted an application to extend the Major Project Permit. This request is for a two-year extension of the Major Project Permit.

Per the Zoning Ordinance (Section 19.82.020.B.5), Major Project Permit extensions must be reviewed and approved by the Planning Commission.

#### **MAJOR PROJECT PERMIT EVALUATION**

Section 19.78.060.D of the City of Roseville Zoning Ordinance requires that two findings be made to approve a Major Project Permit Extension. The required findings are listed below in *italicized bold print* and are followed by an evaluation.

1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing them.

The Planning & Redevelopment Department has forwarded the request for this extension to City Departments, utilities and other service providers. The reviewing parties have not identified any new standards that should be applied to this project.

2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval that results in the inability to make findings of approval for the extension consistent with those originally made.

The applicant has not proposed any changes to the project, nor has the Planning & Redevelopment Department identified any circumstances that have changed which affect the project, or result in an inability to make the findings for approval of the extension.

#### **ENVIRONMENTAL DETERMINATION**

Major Project Permit extentions are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures and per Section 15305.

#### **RECOMMENDATIONS**

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as stated in the staff report for approval of the MAJOR PROJECT PERMIT STAGE 1 & 2 EXTENSION – 290 CONFERENCE CENTER DR (NCRSP PARCEL 40A) -FILE # 2008PL-006;
- B. Approve the MAJOR PROJECT PERMIT STAGE 1 & 2 EXTENSION 290 CONFERENCE CENTER DR (NCRSP PARCEL 40A) - FILE # 2008PL-006 subject to the two (2) conditions of approval listed below;

### CONDITIONS OF APPROVAL MAJOR PROJECT PERMIT STAGE 1 EXTENSION (MPP-000021)

- 1. The project shall comply with all originally approved conditions of approval for MPP-000002 & MPP-000003, except as modified by the conditions below. (All Departments)
- 2. This Major Project Permit approval shall expire on **January 12**, **2011** unless effectuated. (Planning)

#### **ATTACHMENTS**

- 1. Vicinity Map
- 2. MPP Stage 1 Conditions of Approval (MPP-000002)

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning & Redevelopment Director at, or prior to, the public hearing.