

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING

February 8, 2007

Prepared by: Eileen Bruggeman, Project Planner

ITEM V-A:

DESIGN REVIEW PERMIT MODIFICATION AND TENTATIVE SUBDIVISION MAP – 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCELS 42A & B) – FILE# 2006PL-209, PROJECT #S DRP-000157 & SUB-000085.

REQUEST

The applicant requests approval of a Design Review Permit Modification to permit construction of five (5) commercial retail buildings totaling 37,600 square feet, and two (2) four-story hotels providing a total of 242 rooms (133,000 square feet), in place of the previously approved five (5) commercial retail buildings totaling 123,500 square feet. Floor area of the Roseville Crossing Center (Phase 2) would increase by a total of 47,100 square feet. The applicant also requests approval of a Tentative Subdivision Map to subdivide Phase 2 of the Roseville Crossing Retail Center into seven (7) parcels, one for each building.

Property Owner: Sywest Development, Robert Atkinson **Applicant:** Rauschenbach Marvelli Becker Architects, Mark Marvelli

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification with ten (10) conditions of approval;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map with seven (7) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

Project Site: The project is located on approximately 18 acres bounded by Blue Oaks Boulevard and the jurisdictional boundary shared with the City of Rocklin on the north, Fairway Drive on the east, the Blue Oaks off-ramp from Highway 65 and preserved open space on the west, and the Target Greatland shopping center on the south (Attachment 1). The General Plan and Highland Reserve North Specific Plan (HRNSP) land use designation for the site is Community Commercial (CC). The zoning designation is Community Commercial/Special Area-Highland Reserve North Specific Plan (CC/SA-HR).

Entitlement History: The site is part of the HRNSP and was subdivided into large lot parcels with the approval of the specific plan. The Planning Commission approved a Design Review Permit and Tentative Subdivision Map for the site on February 23, 2006 (file #sDRP-000072 & SUB-000038). Two phases were identified for the site. The site is currently being graded and underground utilities are being installed for Phase I.

The applicant is currently requesting to modify Phase 2 to incorporate two (2) hotels (Buildings 9 and 10) in place of previously approved retail buildings (Attachment 2, approved Site Plan). The remaining buildings in Phase 2 will remain retail or restaurant buildings, and remain consistent with the previously approved architectural treatment, colors and materials of the Roseville Crossing Retail Center. The Design Review Permit Modification evaluation will focus on the proposed inclusion of the hotels whose building type and design was previously not evaluated through the Design Review Permit process.

SITE INFORMATION

- **A.** Roseville Coalition of Neighborhood Associations (RCONA): RCONA #37 Stanford. The RCONA received notification of the application. No comments have been received to date.
- **B. Total Acreage**: Approximately 18.2 acres.
- C. Site Access: Access to the site will be provided via three driveways and remains unchanged from the original approval (Attachment 2 and Exhibit B). The applicant will construct two (2) driveways on Fairway Drive. One driveway will provide right-turn only ingress and egress, and the second driveway at the intersection of Cortina Circle and Fairway Drive will be signalized, and allow full-turning movements. The third driveway exists at the shared property line with the Target Greatland shopping center to the south, and provides reciprocal access between the two centers.
- **D. Grading:** Consistent with the previously approved Grading Plan short retaining walls are being constructed as part of Phase I along portions of the open space edge (ranging between 1' 5'). Potholing was required to identify more precisely the location of a liquid fuel pipeline located north of the project site. Based on the results of those tests, a 3-foot to 4.5-foot retaining wall is being installed west of Building 1 (Chili's Restaurant), at the edge of the public utility easement, approximately two feet (2 ft.) from back of the parking lot curb. The site does not support any significant vegetation or notable natural features.

ADJACENT ZONING AND LAND USE

| LOCATION | ZONING | GENERAL PLAN LAND USE | CURRENT USE |
|----------|--|---|--|
| Site | Community Commercial/Special Area (CC/SA-HR) | Community Commercial (CC) | Under Construction |
| North | City of Rocklin | City of Rocklin | Retail Center under construction |
| South | Open Space (OS) and CC/SA-HR | CC | Target Shopping Center |
| East | Attached Housing (R3) | High Density Residential 20.2 units per acre (HDR 20.2) | Single Family, Detached Clustered Residences |
| West | NA – Highway 65 | NA – Highway 65 | NA – Highway 65 |

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

| DEVELOPMENT STANDARD | REQUIRED | PROPOSED |
|---|--|---|
| Building Setbacks min. | 50' from SR 65 ROW | Min. 50' |
| | Fairway Dr. 30' | 30' except where roadway improvements occur (25' min.) |
| Landscape Setbacks min. | South of Roseville/Rocklin city limits 35' 25' from SR 65 ROW | 35' 25' |
| | 10' from Open Space parcel to Parking 25' from OS Parcel to adjacent Building | 15' – 45' 25' |
| Open Space Setback landscape requirements | Primary tree London Plane, planted 30' on center, and min. 30% coniferous | Meets standards |
| Building Height Limit | 50' | Hotels are 59'-4" and 56'-6"; Retail bldgs. are 41' max. |
| Building Coverage | None | 15% |
| Shading Calculations | 50% minimum | 70% total site |
| Parking Spaces (Total) | 17,000 s.f. Shopping Center (1:200)= 85 *29,750 s.f. Restaurant (1:100)= 298 4,500 s.f. Retail (1:300)= 15 34,160 s.f. Furniture (1:400)= 86 242 Hotel Rooms (1/room + employees)=254 TOTAL: 738 | 804 |
| % of compact spaces | up to 30% max. (241 spaces) | 1% (53 spaces) |
| # of handicapped spaces | 16 | 38 |
| Bicycle Spaces | 12 | 48 bike spaces (Bldgs. 1, 3, 4, 6, 7, 9, 10 & 12) |

^{*}For parking requirement calculation purposes Building 11 is included as a 5,000 s.f. restaurant; however, if it is not developed as a restaurant, it may be expanded to a 6,200 s.f. retail building. While the s.f. would be higher, as a retail use the parking requirement would be lower (31 stalls, as compared to 50 stalls for a 5,000 s.f. restaurant). All capacity analyses assume the higher, more intensive use.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Elevations for the Towne Place and Spring Hill Suites Marriott hotels (Exhibits H-K); and Phase II Tentative Subdivision Map (Exhibit L). In addition, reduced color elevations of the hotels are included as Attachments 5-6.

EVALUATION

Design Review Permit

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Those findings are listed below in italics, followed by staff evaluation.

1. The proposed modifications are in substantial compliance with the intent of the original approvals.

The hotels will be sited in the northwest corner of the site (Exhibit B, proposed Site Plan), in place of Building 1, a 78,000-square foot retail building (Attachment 2, current Site Plan). Both hotels will be four-story buildings, with a combined total of 133,000 square feet.

Site Plan: The proposed location is an appropriate location for the two (2) hotels. The hotels are sited in locations that will provide enhanced visibility to vehicles traveling on Highway 65 and Blue Oaks Boulevard. The hotels are positioned away from Fairway Drive, decreasing their visibility to the single-family residences on the opposite side of the street. The residences will be over 450 feet from the closest point of the hotels, with parking lot landscaping and restaurants between the hotels and residences.

Architecture: The architectural design, building materials and finishes previously approved for the Roseville Crossing Retail Center will be applied to the hotels (Buildings 9 and 10), promoting compatibility between the hotel buildings and the previously approved retail buildings (Attachments 3-7 and Exhibits H-K).

The proposed hotel buildings will use the same stone veneer as used in the retail center ('Honey Country Ledgestone') on the first level and on protruding elevation panels. Both buildings will use the same roofing material and colors as the retail/restaurant buildings within the center. Town Place and Spring Hill Suites will use four (4) colors to create contrasting color bands, differentiation between floors, and to accent cornices. Architectural features unique to the hotels include wrought iron balconies, shutters, and window trim.

The proposed hotels will exceed the fifty-foot (50 ft.) maximum height limitation listed in the Zoning Ordinance for buildings within the Community Commercial zone district. However, a building height exceeding the height limitation may be approved through the Design Review Permit process. In this case, portions of the roof architectural features will exceed the recommended height limitations. The ridgelines of the Towne Place Suite hotel (Building 9) will range from 47'-1" to a maximum of 59'-4". The ridgelines of the Spring Hill Suite (Building 10) will range from 51'-5" to a maximum of 56'-6" (Exhibits H-K). The proposed heights are similar to the existing four-story Courtyard by Marriott located at Creekside Ridge (approximately 57 feet). Based on their locations the hotels will be visible focal points from Highway 65 and Blue Oaks Boulevard. To minimize the building heights would significantly alter the roof treatment. Staff recommends approval of the building heights as proposed.

Condition 4a is recommended for inclusion to require that trash enclosures directly adjacent to a building, or in locations exposed to public view will be designed to appear as an extension of the adjacent building through use of stucco wall finish, matching paint colors, and top of wall cornice to match the top of building cornice. The perimeter of the site is visible from Highway 65, Blue Oaks Boulevard and Fairway Drive. The pad restaurant buildings will have public parking or walkways on four-sides. This requirement will be applicable to all trash enclosures as shown on Exhibit B, with the exception of Buildings 2 and 4 where the trash enclosures will be in less visible locations.

Landscaping: The proposed landscape plan is subject to the previously approved conditions of approval, and exceeds Community Design Guidelines regarding provision of parking lot shade (minimum 50% shade within fifteen years is required; Landscape Plan indicates 70% will be provided). However, **Conditions 4b and c** are recommended for inclusion to incorporate additional parking lot planters to break up a long, uninterrupted row of parking stalls in front of Buildings 6/7, and to add tree wells or planters as appropriate in plaza areas. In particular, as Building Permit drawings are prepared for Building 5 the applicant and the City will review opportunities for tree wells in front of the building to break up the large, paved area in front of the building.

2. The proposed modifications comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable Specific Plan.

Parking: The Zoning Ordinance requires that the amount of off-street parking provided is based on use type, or as otherwise determined by Design Review approval (Section 19.26.030 A. 5). The parking requirement for the Roseville Crossing Retail Center was previously 680 parking spaces, based on a mix of restaurant, retail and furniture store uses. The approved plan provided 735 parking spaces. The proposed plan will provide 804 parking spaces for the revised mix that includes hotels, exceeding the new parking requirement of 738 spaces (Exhibit B).

CONCLUSION: The hotels will blend with the surrounding retail center through use of similar building materials and colors. While taller than the originally approved buildings (maximum 41 feet), the hotels are appropriately located closer to Blue Oaks Boulevard and Highway 65, and further away from Fairway Drive and the single-family residences across the street.

The modification changes the configuration and siting of buildings in Phase 2, however, the revised plan will provide the required amount of off-street parking. The plan provides locations for patios, and landscaping that exceeds Community Design Guideline minimum standards.

Staff finds that the proposed plan modification to include hotels is consistent with the prior project approvals and applicable standards. Staff recommends approval of the Design Review Permit Modification of Phase 2 of the Roseville Crossing Retail Center as proposed and conditioned.

TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in *italics* and are followed by an evaluation of the map in relation to each finding.

1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the Tentative Subdivision Map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

<u>Parcel size, design, configuration, location, orientation and character:</u> As indicated in the project description and as shown in Exhibit L, the applicant is proposing to subdivide the second phase of the 18.2 acre site to correspond to the proposed seven (7) buildings. The parcels proposed at this time are consistent with and coincide with the buildings and improvements provided by the DRP Modification.

The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels within the Community Commercial zone district. Instead, the City reviews tentative maps on a case-by-case basis to insure that the parcels are of adequate size for development. The project Site Plan identifies how the proposed development of the center can be accommodated by the proposed parcel sizes.

<u>Grading:</u> The applicant's engineer indicates that earthwork on the site will include 3,000 cubic yards of cut, and 2,000 cubic yards of fill. An import of approximately 1,000 cubic yards will be required for Phase 2. There are no natural features such as wetlands or native oak trees on the site. The Grading Plan is substantially consistent with the Grading Plan previously evaluated under the Design Review Permit for Phases 1 and 2. Staff is satisfied with the grading concept for the site.

<u>Access & Circulation:</u> Each parcel will be provided access and will allow access to the circulation pattern proposed with the DRP. All parcels will have rights of reciprocal parking and access, and rights to construct. As required by the original Tentative Subdivision Map Conditions of Approval, a separate agreement to this effect will be submitted to the City as a part of final map submittal.

<u>Improvements:</u> The project will also include shared utility infrastructure, including looped water, sewer, electric, fire hydrants and other utility mains. The access improvements and utility infrastructure necessary to serve development on any one of the proposed parcels may include infrastructure improvements on one or all of the other proposed parcels. The Design Review Permit is conditioned to require that these site improvements be provided. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as this subdivision map.

- 2. The subdivision will result in lots that can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
 - As supported by the Design Review Permit Modification, the size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and standards. There are no outstanding issues that would cause the lots to be impractical for improvements or to be used for the development as permitted within the Community Commercial Zone.
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

ENVIRONMENTAL DETERMINATION

The Planning Commission adopted a Negative Declaration for the Roseville Crossing Shopping Center (Phases 1 and 2) on February 23, 2006. An Addendum to the Roseville Crossing Retail Center Negative Declaration has been prepared for the proposed project pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15164 (Exhibit A). As discussed in the addendum, a traffic determination indicates the modified project will generate fewer trips than the currently proposed project, and the water and sewer capacity is adequate to accommodate the proposed changes. The addendum finds that actions under the proposed project will not result in any new significant environmental effects or result in the substantial increase of any previously identified significant impacts in the HRNSP EIR and the Roseville Crossing Shopping Center Negative Declaration, and substantial changes to the EIR and the Negative Declaration are not required.

RECOMMENDATION

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

- A. Adopt the two findings of fact stated in the staff report for the DESIGN REVIEW PERMIT MODIFICATION 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP, PARCELS 42A & B) PROJECT # DRP-000157;
- B. Approve the DESIGN REVIEW PERMIT MODIFICATION 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP PARCELS 42A & B) PROJECT # DRP-000157 as shown in **Exhibits B K** with the following ten (10) conditions of approval;

- C. Adopt the three (3) findings of fact stated in the staff report for the TENTATIVE SUBDIVISION MAP 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP, PARCELS 42A & B)
 - PROJECT # SUB-000085;
- D. Approve the TENTATIVE SUBDIVISION MAP 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP, PARCELS 42A & B) PROJECT # SUB-000085 as shown in **Exhibit L** and subject to the following seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT PROJECT #DRP-000157

- 1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 8, 2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 8, 2009**.
- 2. The project is approved as shown in Exhibits B K and as conditioned or modified below. (Planning)
- 3. All Conditions of Approval for the Design Review Permit for Roseville Crossing Retail Center (DRP-000072) as approved by the Planning Commission on February 23, 2006, shall be made part of this application request and shall be completed and accepted by the City PRIOR TO THE ISSUANCE of either a Temporary Occupancy Permit, or a Final Occupancy Permit. (Engineering, Building)

PRIOR TO BUILDING PERMITS:

- 4. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval, including:
 - a. Trash enclosures directly adjacent to a building or in locations exposed to public view shall be designed to appear as a seamless extension of the adjacent building through use of stucco wall finish, matching paint colors, and top of wall cornice to match the top of building cornice. This is applicable to all trash enclosures as shown on Exhibit B with the exception of Buildings 2 and 4. (Planning)
 - b. Three (3) square landscape planters with shade trees shall be added within the row of parking stalls in front of Building 6/7. (Planning)
 - c. The amount of landscaping indicated in Exhibit D (Landscape Plan) shall be retained; additional parking lot planters or tree wells within plaza areas shall be added as needed to retain a commensurate level of landscaping with the landscape plan. (Planning)
- 5. The applicant shall pay for all applicable water and sewer fees to include Pressure Zone 4 Fees. (Environmental Utilities)
- 6. The project shall utilize existing water and sewer service stubs provided to the site. (Environmental Utilities)
- 7. Prior to submitting for building permits, the applicant/developer shall submit information to revise the Transportation Systems Management (TSM) Plan for Roseville Crossing (Phase 1) so that a single TSM Plan can be prepared that includes both phases, to be reviewed and approved by the Transportation Commission. (Transportation)

- 8. Bike parking shall be provided per the Zoning Ordinance. Short-term bike parking for visitors shall be provided in the form of one bicycle rack placed conveniently at the main entrance to each building. The project shall also include a minimum of two (2) bike lockers for each hotel or another acceptable form of long-term bicycle parking as determined by the Transportation Division and Planning Department. (Planning, Transportation)
- 9. The required fire lane shall be clear and unobstructed at all times including the entrance to Building 10. If a covered drive aisle is proposed, a lane shall be provided and designated as a fire lane and kept clear at all times in accordance with the California Fire Code. (Fire)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

10. The project shall be addressed as follows:

Bldg. 6 - 10529 Fairway Drive Bldg. 7 - 10537 Fairway Drive Bldg. 8 - 10553 Fairway Drive Bldg. 9 - 10569 Fairway Drive Bldg. 10 - 10593 Fairway Drive Bldg. 11 - 10577 Fairway Drive Bldg. 12 - 10561 Fairway Drive

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)

CONDITIONS OF APPROVAL FOR TENATIVE SUBDIVISION MAP PROJECT #SUB-000085

 All Conditions of Approval and Improvements required for Roseville Crossing Retail Center Phase 1 (SUB-000038) as approved by the Planning Commission on February 23, 2006, shall be made part of this application request and shall be completed and accepted by the City PRIOR TO THE ISSUANCE of either a Temporary Occupancy Permit, or a Final Occupancy Permit. (Engineering, Building)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

2. Each created parcel shall have separate water and sewer services. (Environmental Utilities)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

- 3. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages;
 - b. Water and sewer easements; and
 - c. Common Area Public Utilities Easement will be required across Phase 2 to cover existing and future electric facilities except where building footprints will exist. (Electric)
- 4. The project shall be addressed as follows:

Parcel 1 (Bldg 10) - 10593 Fairway Drive Parcel 2 (Bldg 9) - 10569 Fairway Drive Parcel 3 (Bldg 11) - 10577 Fairway Drive Parcel 4 (Bldg 12) - 10561 Fairway Drive Parcel 5 (Bldg 8) - 10553 Fairway Drive Parcel 6 (Bldg 7) - 10537 Fairway Drive Parcel 7 (Bldg 6) - 10529 Fairway Drive

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)

- 5. In the event that the Final Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering, Attorney)
- 6. The Final Map for Phase 1 must be recorded prior to the recordation of the Phase 2 Final Map. (Engineering)
- 7. The cost of any facilities, which are identified in the CIP and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

ATTACHMENTS

- 1. Vicinity Map
- 2. Approved Site Plan, Feb. 23, 2006
- 3. Color Elevations Retail Building 6
- 4. Color Elevations Retail Buildings 7, 8, 11 and 12
- 5. Color Elevations Building 9, Towne Plaza
- 6. Color Elevation Building 10, Spring Hill Suites
- 7. Color Copy of Material Board

EXHIBITS

- A. Addendum to the Roseville Crossing Shopping Center Negative Declaration
- B. Phase 2 Site Plan (Building 6-12)
- C. Grading Plan
- D. Landscape Plan
- E. Landscape Plan Detail Sheet
- F. Elevations Building 6 (Retail)
- G. Elevations Buildings 7, 8, 11 and 12 (Retail or Restaurants)
- H. Front, Rear, Right and Left Elevations of Building 9, Towne Plaza
- I. Front Detail Elevation of Building 9, Towne Plaza
- J. Rear Detail Elevation of Building 9, Towne Plaza
- K. Front, Rear, Right and Left Elevations of Building 10, Spring Hill Suites
- L. Tentative Parcel Map

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 Director at, or prior to, the public hearing.

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