



DRAFT MINUTES

July 20, 2023

DESIGN COMMITTEE MEETING

4:30 P.M.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, California

www.roseville.ca.us

1. CALL TO ORDER

Chair Haggenjos called the meeting to order at 4:30 p.m.

2. ROLL CALL SILENT

Present: Clark, Haggenjos

Absent: Boyle

3. CONSENT CALENDAR

3.1. Minutes of February 16, 2023

Motion by Committee Member Clark, seconded by Chair Haggenjos, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. Sierra Vista Specific Plan Parcel FD-32A – Harvest Community Church, 3700 Market St, File # PL22-0210

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 33,576 square foot church, parking lot with 194 parking spaces, and associated site improvements on 3.81 acres of Parcel FD-32A in the Sierra Vista Specific Plan (SVSP).

Associate Planner, Shelby Maples, presented the staff report. She also offered a memorandum that addressed changes to the conditions. The memorandum removes two duplicate conditions, regarding addressing.

Committee Discussion

- A Committee Member asked about the eventual width and capacity of Market Street. Staff responded that Market Street has been planned as a collector roadway and that the Sierra Vista Specific Plan anticipated commercial projects on Market Street. The

peak vehicle demand for the project will be on Sunday mornings which will be during non-peak rush hour traffic.

- A Committee Member asked about parking for the church. Staff responded that the project would meet the City's Zoning Ordinance standards for assembly uses.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Gordon Rogers stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Committee Discussion with Applicant:

- Mr. Rogers stated he appreciated the comments from the Committee Members and that he took the surrounding and future uses into consideration when designing Harvest Church.
- A Committee Member asked about the height of the roof. Mr. Rogers stated that the concrete walls parapet height is 39 feet and will provide screening for the mechanical equipment on the roof. The actual roof is about 6 feet below the parapet. The ceiling is approximately 22 feet in the main auditorium and approximately 10 feet in the classrooms.

Chair Haggenjos opened the public comment. Hearing none, Chair Haggenjos closed the public comment and Public Hearing.

Motion by Committee Member Clark, seconded by Chair Haggenjos to:

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (SCH #2008032115, certified May 5, 2010).
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval.

The Motion passed unanimously with a voice vote.

4.2. North Central Roseville Specific Plan Parcel 40 – Hampton Inn and Element Hotel, 251 Conference Center Dr, File # PL23-0010

REQUEST

The applicant requests a Tentative Parcel Map to subdivide Parcel 40 into three parcels and a Design Review Permit to allow construction of two hotels (241 rooms total) on two of the newly created parcels. Parcel 1 will consist of the Hampton Inn, which will be a four-story, 61,400-square-foot building with 117 rooms and Parcel 2 will consist of the Element Hotel, which will be a four-story, 71,992-square-foot building with 124 rooms. Parcel 3 will remain vacant for future development. An Administrative Permit for a Parking Reduction is also requested to allow a reduction of twenty-three (23) spaces for the proposed hotel uses.

Associate Planner, Kinarik Shallow, presented the staff report. She also offered a memorandum that addressed changes to the conditions. This memorandum removes two duplicate conditions of approval.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Scott Pederson, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Chair Haggenjos opened the public comment Hearing none, Chair Haggenjos closed the public comment and Public Hearing.

Committee Discussion

- A Committee Member commented that the City is in need of additional hotels.
- A Committee Member commented that the design of the project was excellent.
- A committee member mentioned past development plans of the conference center site close to the project location. This previous development was heard by the City's Planning Commission and was supposed to be connected to the mall by a pedestrian access trail and bridge. Staff responded that there was a condition of a separate hotel project, not the subject site, that required a dedication of easements. That project would not obligate the construction of a bridge connection to the mall. The projects are part of the City's long range transit master plan. There is a bicycle trail currently in this location. However, the bridge itself is a long-range project.

Motion by Committee Member Clark, seconded by Chair Haggenjos, to:

1. Adopt the Hampton Inn and Element Hotel Initial Study/Mitigated Negative Declaration;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval;
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-two (42) conditions of approval; and,
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.

The Motion passed unanimously with a voice vote.

5. BOARD MEMBER / STAFF REPORT

Board Member Report

- None

Staff Report

- A Design Committee is not planned for August as there are no items on the calendar.

- There is a new Committee Member, Sandra Boyle. Committee Member Boyle was appointed by City Council in June.

Committee Discussion

- A committee member asked about future plans for hotels near the planned soccer field and noting of traffic on the Blue Oaks corridor. A Staff Member responded that those developments are contingent on developer interest. Another Staff Member noted that the main issue is that the area is further from the Highway 65 than many hotel operators would prefer. There is land designated for commercial uses near the planned soccer complex this there is development interest.

6. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

7. ADJOURNMENT

Motion by Committee Member Clark, seconded by Chair Haggenjos, to adjourn the meeting. The Motion Passed unanimously at 5:00 p.m. with a voice vote.