



## AGENDA 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

### THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

**Public Comment** - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

**Consent Calendar** - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

**Agenda Items** - Speakers have five minutes to address items that are listed on the agenda.

**Americans with Disabilities Act** - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

**Audio/Visual Presentations** - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT CALENDAR**
  - 3.1. Minutes of February 16, 2023
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).

*Applicant:* Lisa Mattos, Baker Williams Engineering  
*Owner:* SVC2 LLC

## **RECOMMENDATION**

The Planning Division recommends that the Design Committee take the following actions:

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (SCH #2008032115, certified May 5, 2010); and,
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval.

### **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.

*Applicant:* Scott Pedersen, Morton & Pitalo, Inc.  
*Owner:* Thad Johnson, PF Portfolio 1, LP

## **RECOMMENDATION**

The Planning Division recommends the Design Committee take the following actions:

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-eight (78) 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.

## **5. BOARD MEMBER / STAFF REPORT**

## **6. PUBLIC COMMENTS**

## **7. ADJOURNMENT**