



AGENDA
May 16, 2024

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.

Levine Act Provisions - The Levine Act requires a Party (or its agent (s)) to a Proceeding before the City of Roseville that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officers (including Councilmembers, Planning Commissioners, and members of other City boards and commissions) totaling more than \$250 within the 12 months before the City decision.

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 SILENT**

3. CONSENT CALENDAR

3.1. Minutes of July 20, 2023

4. REQUESTS/PRESENTATIONS

4.1. Douglas Harding Corridor Specific Plan Parcel DH-43, 445 Roseville Square, File # PL23-0364

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 7,654-square-foot commercial pad building and associated site improvements on Parcel DH-43 in the Douglas Harding Corridor Specific Plan (DHCSP) area.

Applicant: Haleh Al Hassany, Borges Architectural Group

Owner: RSS Center LLC

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval.

4.2. North Central Roseville Specific Plan Parcel 40 – Skilled Nursing Facility, 250 Conference Center Dr, File # PL24-0109

REQUEST

The applicant requests a Tentative Parcel Map to subdivide the 7.87-acre site into two parcels (A and B), and a Design Review Permit to allow construction of a single-story, 120-bed skilled nursing facility totaling 53,000 square feet on Parcel B. Parcel A will remain vacant.

Applicant: Cliff R Heeley, RangeComm

Owner: Romney White, 250 Conference Center, LLC

RECOMMENDATION

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

1. Adopt the Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval.

5. COMMITTEE MEMBER / STAFF REPORT

6. PUBLIC COMMENTS

7. ADJOURNMENT