

**ITEM 5.2:      Major Project Permit Extension – 310 Conference Center Dr. – NCRSP PCL 40 – Hotel Conference Center Extension – PL19-0242**

**REQUEST**

The applicant requests approval of a Major Project Permit Extension for the Hotel Conference Center project (PL13-0316) for an additional five years.

Applicant/Owner – City of Roseville

**SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact and approve the Extension subject to two (2) 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 the recommended conditions of approval.

**BACKGROUND**

The project site is located on Parcel 40A of the North Central Roseville Specific Plan (NCRSP), at the north terminus of Conference Center Dr., and is bound by Highway 65 to the north. The City Council adopted the NCRSP on July 5, 1990. The NCRSP is intended to guide the development of 2,330 acres of land between Washington Bl. and Interstate Highway 80, and on both sides of State Highway 65.

The project site has 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). Large Lot Parcel 40A totals approximately 20 acres in size. The subject property, located on a portion of Parcel 40A, is approximately 11 acres.

In 2005 and early 2006, the City approved several entitlement projects to prepare for the development of a Hotel Conference Center, including a Tentative Parcel Map, a Specific Plan Amendment and Development Agreement Amendment, Major Project Permit (MPP) Stage 1, and MPP Stage 2 for project design. The parcel map subdivided Parcel 40 into Parcels 40A, 40B, 40C, and 40D, with Parcel 40A designated as the future Hotel Conference Center site. The Specific Plan Amendment and Development Agreement Amendment allowed increased Floor Area Ratios (FAR) of 80 percent (0.80), and allowed buildings of up to ten stories in height to be constructed on Parcels 40A-D. The MPP Stage 1, approved by the Planning Commission on December 8, 2005, outlined the preliminary site and grading plans for a proposed 35,000 square foot conference facility, ten-story Embassy Suites hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurants of 10,000 square feet each, and a parking structure. A MPP Stage 2 for the project design was approved in January of 2006. The project was halted due to financial issues and the entitlements expired.

In December 2011, the City acquired Parcel 40A with the intent to develop the Hotel Conference Center consistent with the NCRSP. A Tentative Parcel Map to subdivide Parcel 40A into two parcels was completed in January 2013.

The City Council approved a new MPP Stage 1 and Stage 2 (File # PL13-0316) for the Hotel Conference Center on Parcel 40A on August 6, 2014. The approved project included a 10-story, 250 room, approximately 175,000 square foot hotel with an approximately 35,000 square foot conference center facility on 11 acres. The project also included site improvements, parking, site and building lighting, and landscaping. The expiration date for the approved entitlements was August 6, 2019. An application for a time extension was filed prior to the expiration date on July 17, 2019. The current request is for a five year extension of the MPP, which would provide a new expiration date of August 6, 2024.

**Figure 1: Project Location**



Permit extensions are typically approved administratively by the Planning Manager. However, the MPP section of the Zoning Ordinance (Section 19.82.020.B.5) requires MPP extensions to be reviewed and approved by the Planning Commission.

## **EVALUATION**

Section 19.78.060.D of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Extension. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

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

The Planning Division has forwarded the request 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 Planning Division has not identified any circumstances that have changed which affect the project.

## **PUBLIC OUTREACH**

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission

hearing was published on October 11, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

## **CONCLUSION**

The proposed project is a Major Project Permit Extension for a project that was previously found to be consistent with the General Plan, NCRSP, Zoning Ordinance, and Community Design Guidelines. No new circumstances affecting the project have been identified, and City Departments have not identified any new standards that should be applied to the proposed project. Therefore, staff recommends approval of the requested five-year time extension for the Hotel Conference Center project.

## **ENVIRONMENTAL DETERMINATION**

The proposed project is consistent with previously prepared environmental documents, including an Addendum to the NCRSP Environmental Impact Report (EIR) (July 6, 2005), the Hotel Conference Center EIR (SCH#201311208) certified by City Council on August 6, 2014, and the City of Roseville CEQA Implementing Procedures. No further environmental documentation is required.

## **RECOMMENDATION**

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

- A. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Extension – 310 Conference Center Dr. – NCRSP PCL 40 – Hotel Conference Center Major Project Permit Extension – PL19-0242** subject to two (2) conditions of approval.

### **CONDITIONS OF APPROVAL FOR MPP EXTENSION FILE # PL19-0242**

1. The project shall comply with all originally approved conditions of approval for PL13-0316 for the construction of the Hotel Conference Center, except as modified by the conditions below. (All Departments)
2. This Major Project Permit approval shall expire on August 6, 2024, unless effectuated. (Planning)

## **Attachments**

1. PL13-0316 Conditions of Approval
2. PL13-0316 Approved Project Exhibits

**Note to Applicant and/or Developer:** Please contact the Planning Division 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 Manager at, or prior to, the public hearing.