

RESOLUTION NO. 22-307

DENYING THE APPEAL FROM THE MAY 12, 2022 APPROVAL BY THE PLANNING COMMISSION; ADOPTING THE FOUR (4) FINDINGS OF FACT AND APPROVING THE DESIGN REVIEW PERMIT SUBJECT TO SIXTY-TWO (62) CONDITIONS OF APPROVAL

WHEREAS, on May 12, 2022, the Planning Commission held a public hearing on the Sutter Parking Garage Expansion (Project) located at 12 Medical Plaza Drive; and

WHEREAS, the Project consists of approximately 192,000-square foot parking structure; and

WHEREAS, the Project requires a Design Review Permit to allow the expansion of the existing five-story parking garage with an approximately 192,000-square foot six-story parking addition; and

WHEREAS, on May 12, 2022, the Planning Commission considered and adopted the Sutter Parking Garage Expansion Initial Study/Negative Declaration; and

WHEREAS, on May 12, 2022, the Planning Commission voted 5 aye, 0 no, and 2 absent to approve the Design Review Permit after finding that with the conditions of approval, the Project was consistent with the following four (4) Findings of Fact:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.
2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan (NERSP).
3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan.
4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

WHEREAS, following the Planning Commission's approval, an appeal was submitted by the Lozeau Drury law firm on May 20, 2022, based on concerns that the project had an inadequate environmental review; and

WHEREAS, a review of the record shows that the Project's Initial Study provides substantial evidence to support the Negative Declaration; and

WHEREAS, after holding a hearing on August 3, 2022 and considering the entire record, staff recommends that the City Council adopt the Sutter Parking Garage Expansion Initial Study/Negative Declaration and deny the appeal of the Planning Commission's approval of the Design Review Permit, because the necessary findings of facts can be made; and

WHEREAS, staff recommends that the City Council adopt the four (4) Findings of Fact for the Design Review Permit and approve the Design Review Permit subject to sixty-two (62) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville hereby denies the appeal of the Planning Commission's May 12, 2022 approval of the Design Review Permit; and

BE IT FURTHER RESOLVED that the Sutter Parking Garage Expansion Initial Study/Negative Declaration is hereby adopted.

PASSED AND ADOPTED by the Council of the City of Roseville this_____, 22_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk