

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **December 14, 2023 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing at the **City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering the below project.

**Request:** The applicant requests a Major Project Permit Stage 1 Modification to modify the site plan including the building footprints for two hotels within the Roseville Junction development. A Major Project Permit Stage 2 is also requested to review the building elevations for the two hotels; Hyatt Caption (122 rooms, 4 floors, and 60,050 sf) and Hyatt House (126 rooms, 4 floors, and 77,765 sf). An Administrative Permit for a Parking Reduction is requested to reduce the required parking for the hotels based on data from other Hyatt locations. A Lot Line Adjustment is included for a minor modification to the lot line between the hotels and future beer garden. Review of a Planned Sign Permit Program for Roseville Junction is also requested. The original Roseville Junction approval was under File #PL21-0153.

**Project Title and File #:** NCRSP PCL 40 - Roseville Junction Hotels; File #PL23-0054

**Project Address:** 290 Conference Center Dr.

**Property Owner:** Rohit Ranchhod, Roseville Junction LLC

**Project Applicant:** Greg Bardini, Morton & Pitalo, Inc.

**Project Planner:** Sean Morales, Associate Planner

**Environmental Determination:** Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Roseville Hotel and Conference Center Project EIR (SCH #2013112058, certified August 6, 2014) was prepared to cover the minor technical changes and additions necessary to describe the impacts of the Roseville Junction development. The proposed project is consistent with that previously approved addendum.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5282, e-mail at [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us), or in writing to Sean Morales, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final. If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the Public Hearing.

Greg Bitter  
Planning Manager

Dated: November 16, 2023

Publish: November 30, 2023