



Approved 9/20/07

CITY OF ROSEVILLE
DESIGN COMMITTEE MEETING
AUGUST 16, 2007
MINUTES

Committee Members Present: Kim Hoskinson, Naaz Alikhan, Anna Robertson

Committee Members Absent: None

Staff Present: Mike Isom, Senior Planner
Steve Lindbeck, Project Planner
Tricia Stewart, Associate Planner
Michelle Sheidenberger, Deputy City Attorney
Marc Stout, Senior Engineer
Brandy LeBeau, Recording Secretary

CONSENT CALENDAR

Chair Hoskinson asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Hoskinson asked for a motion to approve the Consent Calendar as listed below:

II-A MINUTES OF JULY 19, 2007

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to approve the Consent Calendar item as submitted.

II-B DESIGN REVIEW PERMIT – 528 ROYER STREET (FELLER RESIDENTIAL CONVERSION)

#2006PL-175(DRP-000147). The applicant requests approval of a Design Review Permit to convert an existing 1,056 sq. ft. single family residence to a commercial/office building which will include on-site improvements consisting of parking, lighting and landscaping. (Stewart)

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

NEW BUSINESS

III-A- DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 3151 MARKET STREET – (VINTAGE SQUARE SENIOR AFFORDABLE PROJECT) – FILE #2006PL-024(DRP-000192 & AP-000121)

The applicant requests approval of a Design Review Permit to construct 150 senior affordable apartments and two caretaker units on West Roseville Specific Plan Parcel W-25 with associated parking, lighting, and landscaping. As part of this project, the applicant requests approval of an Administrative Permit for a parking reduction of 39 parking spaces. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Royce Sanders, USA Properties Fund, 2440 Professional Drive, addressed the Committee and responded to questions. Ms. Sanders had no comments and would answer any questions regarding the project.

The following people spoke in favor of the project: Robert South, 498 Gate Five Road.

Committee Member Naaz Alikhan asked what type of material is being used on the elevations represented in grey on the color elevation.

Mr. Robert South answered on behalf of USA Properties Fund and stated the material consists of stucco to resemble stone affect/look.

Chair Kim Hoskinson questioned the parking reduction. Discussion followed regarding the parking ratio at the facility and what the current parking standards are.

There was no further discussion.

Chair Hoskinson closed the public hearing and asked for a motion.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to Approve Design Review Permit-95 Conditions of Approvals and Administrative Permit-1 Condition of Approval. The motion passed unanimously.

III-B- DESIGN REVIEW PERMIT – 7001 GALILEE ROAD (DIAMOND PLAZA OFFICES) – FILE # 2005PL-108 (DRP-000073). The applicant requests approval of a Design Review Permit to construct ten Building totaling 46,560 square feet and associated site improvements include parking, lighting and landscaping. (Lindbeck)

Associate Planner, Steve Lindbeck, presented the staff report and responded to questions.

Chair Kim Hoskinson asked what is the elevation difference between the building and the road? Project Planner Steve Lindbeck responded with a 2-1 slope grade, building will sit below the road. Discussion followed on grade/elevations between all the committee members.

Chair Hoskinson opened the public hearing and invited comments from the applicant and/or audience.

Applicant/Owner Mustafa Sahtout, 2050 Winding Oak Drive, addressed the Committee and responded to questions.

Chair Kim Hoskinson addressed the applicant, with questions on purpose of buildings, window placements and elevations. Applicant Mustafa Sahtout addressed the committee and answered questions.

Committee Member Anna Robertson and Vice-Chair Naz Alikhan addressed concerns on the design and elevations. The Committee agreed they would like to see samples of elevation materials.

The committee would like to continue the project off calendar so staff can work on changes with the applicant and bring them back for the committee review and action.

Chair Hoskinson closed the public hearing and asked for a motion.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to continue Design Review Permit.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

Senior Planner Mike Isom introduced new Recording Secretary Brandy LeBeau and Chair Kim Hoskinson to the Committee.

Former Committee Chair Rex Clark also introduced Kim Hoskinson into the Chair and welcomed her to the committee. Rex Clark will remain an alternate on the Design Committee.

Senior Planner Mike Isom stated Community Design Visioning Committee was approved at the City Council and expanded the committee by one to add a Building Industry representative; anticipated start date September 19, 2007.

Senior Planner Mike Isom addressed the Sign Ordinance update and indicated that comments on the draft ordinance were received from legal counsel. Still have some comments to go through, expect completion by October, 2007.

Senior Planner Mike Isom presented information about Placer Arts which created an online registry of artists for developers and building owners to reference.

Deputy City Attorney Michelle Sheidenberger stated this would be her last meeting until after the first of the year; Deputy City Attorney Carolyn Alexander will be taking her place.

ORAL COMMUNICATIONS: None

ADJOURNMENT

Chair Hoskinson asked for a motion to adjourn the meeting.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to adjourn to the meeting of August 16, 2007. The motion passed unanimously at 5:20 P.M.

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