



Committee Members Present: Audrey Huisking, Naaz Alikhan, Anna Robertson,
Committee Members Absent:
Staff Present: Mike Isom, Senior Planner
Wayne Wiley, Associate Planner
Michelle Sheidenberger, Senior Deputy City Attorney
Marc Stout, Senior Engineer
Carmen Bertola, Recording Secretary

WELCOME 4:30 pm

ROLL CALL (Silent)

CONSENT CALENDAR

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

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

A. MINUTES OF MARCH 18, 2010. (Continued from the meeting of May 20, 2010.)

B. MINUTES OF MAY 20, 2010.

MOTION

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

The motion passed with Naaz Alikhan abstaining from the minutes of March 18, 2010, due to her absence from the meeting; and Anna Robertson abstaining from the minutes of May 20, 2010, due to her absence from the meeting.

NEW BUSINESS

A. DESIGN REVIEW PERMIT MODIFICATION – 1167 ROSEVILLE SQUARE – ROSEVILLE SQUARE REMODEL MODIFICATION – FILE #2008PL-098; PROJECT #DRP-000344.The applicant requests approval of a Design Review Permit Modification to modify the landscape plan and certain parking lot improvements approved for the Roseville Square remodel project in 2008 (DRP-000269).The applicant is seeking relief from conditions of approval requiring installation of additional landscaping along the frontage of Harding Boulevard and shade trees within the parking lot. Applicant: Mark Marvelli, RMB Architects. Owner: Gus Gianulias, Roseville Square, LLC. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Owner, Gus Gianulias, Roseville Square, LLC, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and expressed his reasons and concerns for asking for a reprieve from the previously imposed conditions of approval for landscaping the parking lot. He cited loss of tenants, market downturn, cost of conditioned landscaping, loss of parking stalls, among other things. He requested the Committee consider reducing the amount of conditioned landscaping.

Public Comment

- Kevin Hawker, Roseville Urban Forestry Foundation, spoke in favor of keeping the landscape requirements that would require the planting of trees. He believes that the additional trees will be a benefit to both retail tenants and customers. He requested information on the difference between proposed Option 1 and proposed Option 3 as presented in the staff report. He also asked if an arborist was involved in the landscape planning. The applicant responded that the architectural firm contracted to design the landscape plan does have an arborist on staff.
- Norm Marshall, General Contractor, Headwaters Construction, reiterated that Roseville Square is a family business and is not bank owned. He encouraged the Committee to consider phasing the landscaping over a much longer time period in hopes the economy will improve and the tenant occupancy rate will increase.
- Jennifer Crowder, Architect, introduced herself and responded to questions from the Committee.

Committee Discussion

- Location of the new Chase Bank and double drive-thru;
- Understanding that we are in hard economic times and would consider a reasonable phasing plan for the landscaping,
- Encourage use of large canopy shade trees;
- The remodel is wonderful, and acknowledges the importance of Roseville Square to Roseville.
- Would like to see a phased project based on the number of tenants;
- Design landscaping to help guide the traffic patterns;
- Phasing with parameters;
- Hesitant to approve Option 3 as presented without more stringent timelines;
- Definition of Option 3
- Consensus to keep the 34% of shade requirement;
- Decide if options tied to tenant percentage or date certain;
- Consider continuing project hearing to next meeting.

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

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to continue this item off-calendar.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

Elections will be take place at the next Planning Commission meeting (tonight, July 22, 2010) in order to appoint new Planning Commission representatives to serve as Chair and Alternate to the Design Committee.

ORAL COMMUNICATIONS

None

ADJOURNMENT

Chair Huisiking 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 19, 2010. The motion passed unanimously at 5:16 P.M.