



Committee Members Present: David Larson, Naaz Alikhan, Mike Motroni,
Committee Members Absent:
Staff Present: Chris Burrows, Principal Planner
Derek Ogden, Associate Planner
Ron Miller, Associate Planner
Michelle Sheidenberger, Senior Deputy City Attorney
Marc Stout, Senior Engineer
Carmen Bertola, Recording Secretary

WELCOME 4:30pm

ROLL CALL (Silent)

CONSENT CALENDAR

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

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

II-A MINUTES OF SEPTEMBER 20, 2012.

MOTION

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

The motion passed unanimously.

NEW BUSINESS

III-A. DESIGN REVIEW PERMIT – 435 FIFTH STREET – KELLER LIGHT INDUSTRIAL BUILDING – FILE # 2012PL-095; PROJECT #DRP-000464. The applicant requests approval of a Design Review Permit to allow construction of a 4,140 sq. ft. light industrial building with associated parking, fencing, landscaping and lighting. Project Applicant/Owner: Lynda & Barry Keller. (Miller)

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant/Owner, Barry Keller, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

None

Committee Discussion:

- Proposed building and landscaping will improve and enhance existing corridor.

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

MOTION

Naaz Alikhan made the motion, which was seconded by Mike Motroni, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with sixty-eight (68) conditions of approval as submitted in the staff report.

The motion passed unanimously.

III-B. DESIGN REVIEW PERMIT– 1241 PLEASANT GROVE BL. – STARBUCK’S – FILE# 2007PL-113 (DRP-000468). The applicant requests approval of a Design Review Permit to construct a 297 square foot retail coffee building with drive through facility, with associated landscaping and site lighting. Applicant: Lisa Sunderland, SCM Solutions, LLC. Property Owner: Phil Burnett, Starbucks Corporation. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Lisa Sunderland, SCM Solutions, LLC., addressed the Committee and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Greg Bardini, Morton & Pitalo, Inc., project engineer, responded to questions from the Committee.

Public Comment:

- Tim Sawdey, owner of It's A Grind Coffee House located in the same center as the proposed Starbucks, asked that this project be denied on the basis of two existing coffee houses located within the same center. He is concerned that this proposed Starbucks drive through will cause him to go out of business.

Committee Discussion:

- This is the first drive-thru-only kiosk for Starbucks in Roseville;
- Concern with possible traffic impediment with the sharp right turn in the eastern ingress;
- Applicant will use exterior materials to match the center;
- Design Committee's decision needs to focus on Zoning and Design;
- Support further study of the ingress/egress by Engineering for possible need for modification of the established turning radius – additional condition 9 as a & b to revisit turning movement and landscape plans;
- Add additional stripping and arrows to conditions;
- Review of previous approved project in 2008;
- Sympathize with It's A Grind owner concerns but unable to act on them.

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

MOTION

Mike Motroni made the motion, which was seconded by Naaz Alikhan, to Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit subject to sixty-six (66) conditions of approval as submitted in the staff report, and with modifications as noted below:

9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)
 - a. The site plan shall be revised to include pavement striping to delineate the turning movements into and out of the drive through and also to delineate the lanes into and out of the drive through driveway.
 - b. The landscape plans shall be reviewed to ensure that there are no line of sight conflicts for cars entering or exiting the drive through driveway. (Planning)

The motion passed unanimously.

III-C. DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT – 8501 FOOTHILLS BL. – NIPA PARCEL 50 FEDEX DISTRIBUTION FACILITY – FILE# 2012PL-101 (DRP-000467 & LLA-000074). The applicant requests approval of a Design Review Permit to construct a 198,744 square foot warehouse and office project on the site, with associated parking areas, landscaping and lighting; and a Lot Line Adjustment to adjust the property boundary between two light industrial properties. Applicant: Greg Bardini, Morton + Pitalo, Inc. Property Owner: Daisy Stires, Sterling Savings Bank. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Applicant, Greg Bardini, Morton & Pitalo, Inc., addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

None

Committee Discussion:

- Screening of rooftop equipment from public right of way;
- Need for additional landscape screening, particularly along Industrial Av hardscape;
- Contrast and color enhancements along the HP border;
- Add condition that applicant shall provide a minimum of 10' landscape along the west end of building to soften hardscape and provide visual interest;
- Add condition for increased landscape (10 trees) along the NE side of building, along the railroad/industrial Av side.

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

MOTION

Naaz Alikhan made the motion, which was seconded by Mike Motroni, to Adopt the Negative Declaration; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit subject to eighty-eight (88) conditions of approval; and Approve the Lot Line Adjustment subject to ten (10) conditions of approval as submitted in the staff report, and with modifications as noted below:

Design Review Permit (DRP-000467)

10. The project Landscape Plans shall comply with the following:

- f. The Landscape Plan shall be revised to include a minimum 10-foot wide planter along the length of the Western side of the building. (Planning)
- g. The Landscape Plan shall be revised to extend the planter along the Eastern side of the property to include 10 trees to screen the project from Industrial Ave. (Planning)

The motion passed unanimously.

ORAL COMMUNICATIONS None

REPORTS/COMMENTS/COMMISSION/STAFF

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Naaz Alikhan made the motion, which was seconded by Mike Motroni, to adjourn to the meeting of March 21, 2013. The motion passed unanimously at 5:34 P.M.