

**CITY OF ROSEVILLE
DESIGN COMMITTEE MEETING
JANUARY 20, 2005
MINUTES**

Committee Members Present: Rex Clark, Tom Lumbrazo, Anna Robertson
Committee Members Absent:

Staff Present: Chris Robles, Senior Planner
Michael Isom, Associate Planner
Steven Lindbeck, Associate Planner
Eileen Bruggeman, Associate Planner
Michelle Sheidenberger, Deputy City Attorney
Chris Kraft, Associate Engineer
Jennifer Lloyd, Recording Secretary

CONSENT CALENDAR

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

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

II-A MINUTES OF DECEMBER 16, 2004.

II-B DESIGN REVIEW PERMIT– 615 OAK STREET – KINCAID OFFICES- (FILE # DRP 04-51). The applicant requests approval of a Design Review Permit to convert an existing 1,082 sq. ft. residential dwelling unit to a commercial/office building, including related on-site improvements consisting of new parking, lighting and landscaping. (Jones)

Motion

Tom Lombrazo made the motion, which was seconded by Anna Robertson, to approve the Consent Calendar items as submitted.

NEW BUSINESS

III-A PLANNED SIGN PERMIT PROGRAM – 1251 PLEASANT GROVE BOULEVARD – ARBOR VIEW VILLAGE -FILE# PSPP 04-25. The applicant requests approval of a Planned Sign Permit Program for the Arbor View Village project. The proposed sign program will establish sign criteria, including maximum size, maximum area, and location criteria for wall signs and the project monument signs, consistent with the City's Sign Ordinance. (Isom)

Staff presentation and public comment only as applicant requested a continuance.

Associate Planner, Michael Isom, presented the staff report and responded to questions.

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

There was discussion on the following:

- Cathy Sheldon, 1264 Palmerson Lp., requested that language be added to the CCNR's stating no window signs and only halo lighting

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

MOTION

Anna Robertson made the motion, which was seconded by Tom Lombrazo, to continue this item to the meeting of February 17, 2005.

The motion passed unanimously.

III-B DESIGN REVIEW PERMIT – 1391 BLUE OAKS BL – RAINTREE EXPRESS CAR WASH – (FILE # DRP 04-54). The applicant requests approval of a Design Review Permit to construct a 3,714 square foot car wash facility with an automatic wash tunnel and 11 vacuum spaces. Associated site improvements include parking, lighting and landscape improvements. (Lindbeck)

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

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

Applicant Matt Stevenson addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff recommendations. He also stated he would be willing to add more parking to the site.

There was discussion on the following:

- Doug Sutherland, 1508 Eureka Rd, suggested the building be moved 1-2 ft to provide more parking
- Frank Rosemont, 701 Gibson Dr, concerned for the amount of carwashes in the area

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

MOTION

Tom Lombrazo made the motion, which was seconded by Anna Robertson, to Adopt the four (4) findings of fact for the Design Review Permit; and approve the Design Review Permit with one hundred one (101) conditions of approval with the addition to condition number 7 as listed below:

7. *d. Four additional parking spaces shall be added to the west side of the carwash tunnel.*
(Planning)

The motion passed unanimously.

III-C DESIGN REVIEW PERMIT – 7010 GALILEE RD – PACIFIC COAST LUBE & WASH – (FILE # DRP 04-33). The applicant requests approval of a Design Review Permit to construct an 8,074 square foot automotive service facility with two lube service bays, one smog service bay and an automatic carwash tunnel. Associated site improvements include parking, lighting and landscape improvements. (Lindbeck)

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

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

Applicant Geneal Chima addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff recommendations.

There was discussion on the following:

- General commercial zoning
- The traffic study
- Project is well landscaped
- Noise concerns addressed

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

MOTION

Anna Robertson made the motion, which was seconded by Tom Lombrazo, to Adopt the Negative Declaration for the project; adopt the four (4) findings of fact for the Design Review Permit; and approve the Design Review Permit with one hundred two (102) conditions of approval.

The motion passed unanimously.

III-D DESIGN REVIEW PERMIT MODIFICATION – 9999 NIBLICK DRIVE – ALBERTSONS DISTRIBUTION CENTER – (FILE # DRPMOD 04-56). The applicant requests approval of a Design Review Permit Modification to convert and expand the existing food distribution center by 180,000 square feet; 140,000 square feet freezer expansion, and 40,000 square feet produce expansion). Associated site improvements include additional employee and truck parking, twenty-two (22) additional loading docks, lighting and landscape improvements. (Bruggeman)

Associate Planner, Eileen Bruggeman, presented the staff report and responded to questions.

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

Applicant Doug Fullick addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff recommendations and that he agreed with the air quality mitigation measure.

The following people spoke in favor of the project:

- Kathy McKenna, Albertson's Distribution VP

There was discussion on the following:

- Existing conditions at the site
- Instead of 24 gallon box trees use 15 gallon box trees
- Steve Fastner, 9001 Foothills Blvd., concerned with additional flow of large trucks through his parking lot

- Would like Albertson's to provide additional parking for large trucks
- Kathy McKenna stated there is no parking within 50ft of driveways
- Associate Engineer, Chris Kraft suggested Public Works will consider a no parking zone on both sides of the street if all property owners are in agreement
- Existing no parking signs on west side of the street within 50ft of driveways
- Tom Lombrazo asked if city could be more proactive in this matter; Chris Kraft agreed

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

MOTION

Tom Lombrazo made the motion, which was seconded by Anna Robertson, to Adopt the Mitigated Negative Declaration; adopt the two (2) findings of fact for the Design Review Permit Modification; and approve the Design Review Permit Modification subject to one hundred, three (103) conditions with the modification of condition number 12 as listed below:

12. The tree plantings in the parking lot may utilize 15 gallon trees and shall be designed to provide a minimum of 50% shade coverage after 15 years. Additional evergreen trees shall be provided on the frontage of Niblick Drive, south of the main entrance, to the satisfaction of the Planning Department. (Planning)

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

Update to Art in Public
Senior Planner, Chris Robles provide update on Cultural Arts Commission

ORAL COMMUNICATIONS:

Doug Sutherland commented on Arbor View Village -File# PSPP 04-25. He advised he will restrict window signs and halo lighting in CCNR's. He then requested the item be re-opened and to be heard on the PSPP; City Attorney Michelle Sheidenberger advised the item could not be re-opened and would be heard at the next meeting of February 17, 2005

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Tom Lombrazo made the motion, which was seconded by Anna Robertson, to adjourn to the meeting of February 17, 2005. The motion passed unanimously at 5:45 P.M.