



Committee Members Present: David Larson, Daniel Wesp, Mike Motroni

Committee Members Absent:

Staff Present: Kathy Pease, Principal Planner
Gina McColl, Associate Planner
Bob Schmitt, Senior Deputy City Attorney
Marc Stout, City Engineer
Julie Pistone, Recording Secretary

WELCOME

ROLL CALL (Silent)

CONSENT CALENDAR

II-A MINUTES OF FEBRUARY 20, 2014

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:

MOTION

Daniel Wesp 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 – 99 YOSEMITE ST – PLACER SPCA – FILE # PL13-0193. The applicant requests approval of a Design Review Permit to allow a 21,777 square foot addition and exterior remodel plus associated site improvements including parking, lighting and landscaping for the Placer SPCA. Applicant/Owner: Leilani Fratis, Placer County SPCA.

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Marcus Lo Duca, 3200 Douglas Blvd., representing the applicant, 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.

George Miers, Swatt Miers Architects, San Francisco, CA, addressed the Committee and responded to questions.

Public Comment:
None

Committee Discussion:

- Site design access
- Parking
- Landscaping
- Beautiful building & great upgrade
- Great, staff & volunteers at SPCA
- Good project & architecture
- Nice infill
- Noise ordinance standards
- Chair Larson complimented the design

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

MOTION

Mike Motroni made the motion, which was seconded by Daniel Wesp, to adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with eighty-one (81) conditions of approval as submitted in the staff report and amended as follows:

36. The water main in Tahoe Avenue is to be **42" 8"**. (Environmental Utilities)
65. The existing overhead electric facilities along the south side of Tahoe Street shall be relocated underground per an approved electric site design generated by Roseville Electric, unless otherwise agreed to by Roseville Electric. The existing overhead electric facilities are in direct conflict with the existing building. (Electric)

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

None

ORAL COMMUNICATIONS

Jerry Lee & Lori Lee Lockamy, Elisa Way, addressed the Committee, regarding the care home on Coloma Way on the following items:

- Dangerous blind spot when exiting their neighborhood at the northwest corner of Coloma Way & Sunrise Ave. (across from the church).
- 8 foot reinforced concrete wall that was added obstructs view to see the oncoming traffic on Sunrise Ave.
- When turning right from Coloma onto Sunrise you have to pull out into oncoming traffic in order to see if it's clear to proceed.
- When travelling in the opposite direction you can't see if children are in the crosswalk.
- Not requesting removal of the wall, just that the height be lowered.
- Many neighbors are concerned & they signed a petition.
- Photographs & drawings were submitted.

Marc Stout, City Engineer, responded that he would look into this.

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Daniel Wesp made the motion, which was seconded by Mike Motroni, to adjourn to the meeting of April 17, 2014. The motion passed unanimously at 5:00 P.M.