

**CITY OF ROSEVILLE
DESIGN COMMITTEE MEETING
APRIL 21, 2005
MINUTES**

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

Staff Present: Chris Robles, Senior Planner
Steve Lindbeck, Associate Planner
Wendy Hartman, Associate Planner
Michelle Sheidenberger, Associate City Attorney
Jennifer Lloyd, Recording Secretary

ROLL CALL

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 MARCH 17, 2005.

Motion

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

Chair Clark abstained due to being absent from the meeting of February 17, 2005.

OLD BUSINESS

III-A DESIGN REVIEW PERMIT – 6861 FIVE STAR BL – HRNSP PARCEL 45B, GOLDEN CORRAL -- (FILE # DRPMOD 05-01). The applicant requests approval of a Design Review Permit Modification for plans to construct a 10,750 square foot restaurant on Pad B of the Fairway Commons I shopping center at the southwest corner of Five Star Boulevard and Fairway Drive. (Lindbeck) **THIS ITEM WAS CONTINUED FROM THE MEETING OF FEBRUARY 17, 2005.**

Tom Lombrazo recused himself from this item due to a conflict of interest resulting from a business relationship with the property owner.

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 Mark Marvelli spoke on design qualities of project.

There was discussion on the following:

- Type of landscaping which will be on the Five Star Blvd. side of the project
- Anna Robertson requested that the LED band of light be recessed

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

MOTION

Anna Robertson made the motion, which was seconded by Rex Clark, to adopt the two (2) findings of fact for the Design Review Permit Modification; and approve the Design Review Permit Modification with ninety-five (95) conditions of approval with the addition of condition 9b as follows:

9b. The LED accent lighting on the building exterior shall be shielded such that the lighting element is not visible. (Planning)

The motion passed with Tom Lombrazo recused.

NEW BUSINESS

IV-A DESIGN REVIEW PERMIT MODIFICATION – 700 BERRY STREET – HASTIE’S SAND AND GRAVEL - (FILE # DRPMOD 04-59). The applicant requests approval of a Design Review Permit Modification to operate a landscape and materials yard. The application will include the placement of a temporary office trailer, material bins, and landscaping. (Ogden)

Assistant Planner, Derek Ogden, 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:

- Type of trees in the project

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 Negative Declaration; adopt the two (2) findings of fact for the Design Review Permit Modification; and approve the Design Review Permit Modification with eighty-seven (87) conditions of approval with modification to condition 21 as follows:

21. Access to the site shall come from Berry Street, and shall be aligned with the future Reserve Drive intersection, and the City’s current plans to reconstruct Berry Street. Berry Street has been identified within the City Capital Improvement Plan to be widened and vertically realigned to a “Collector” street within a right-of-way width of 60-feet. The City has been preparing plans to reconstruct Berry Street, with construction planned for spring of 2006. The applicant shall dedicate at no cost to the City, all ROW and easements, both temporary and permanent, necessary for the Berry Street reconstruction project. ~~This entitlement approval offers two scenarios, Scenario 1—development of the site prior to the City re-construction of Berry Street, and Scenario 2—development of this site after the City re-construction of Berry Street.~~ (Engineering)

~~Scenario 1—development of this site prior to the City re-construction of Berry Street.~~

~~The project proponent shall coordinate the site plans, with coordination emphasis on the frontage and grading plans, with those plans completed to date for the re-construction of Berry Street. The grading concept and driveway configuration shall match the future grades as much as is possible. It is the project proponent’s responsibility to construct all the frontage improvements but will be given the opportunity to enter into a Deferred Improvement Agreement (DIA) with the City of Roseville until the future construction of Berry Street along the frontage of the site occurs. The DIA shall have been completed to the satisfaction of the City Attorney, and recorded at the County Recorders Office **PRIOR TO** the approval of the improvement plans for the site. The future construction shall include 18-foot of pavement, curb, gutter, and 5-foot wide sidewalk, necessary drainage facilities, underground utilities, relocation of utility poles, a~~

~~commercial driveway apron, the connecting driveway pavement, and all necessary grading to complete the frontage improvements. Upon approval of any improvement plans for the site, the project proponent will be responsible to:~~

- ~~1. Work with the City engineering department to coordinate the site development plans with the future construction of Berry Street.~~
- ~~2. Construct a temporary asphalt concrete driveway. The driveway shall be 35 feet in width and shall be aligned with the driveway across the street (as shown on the site plan). AC dykes shall be built on both sides. Any necessary culverts to transfer water under the driveway shall be installed.~~
- ~~3. The site shall be graded to accommodate the future construction of the ultimate section of Berry Street, including a 5-foot wide sidewalk and a 2-foot wide bench behind the future sidewalk.~~
- ~~4. Dedicate to the City that necessary right-of-way for frontage improvements of Berry Street as required of the DIA (Engineering)~~

~~**Scenario 2** – development of this site after the City re-construction of Berry Street.~~

- ~~1. Upon the City soliciting bids and the approval of a contract for construction, the project applicant can begin construction followed by business operations.~~
 - ~~2. The project proponent shall coordinate the installation of the access driveway, the construction of a 5-foot wide sidewalk along the frontage of the site, grading and utility connections to match those improvements completed by the City for the Berry Street re-construction.~~
- ~~A 5-foot wide sidewalk shall be installed adjacent to the newly constructed curb. The project applicant shall enter into a Deferred Improvement agreement with the City for the cost associated with the sidewalk. Upon completion of City work on Berry Street, the sidewalk shall be installed. (Engineering)~~

The motion passed unanimously.

IV-B DESIGN REVIEW PERMIT MODIFICATION – 1925 DOUGLAS BLVD – NERSP PARCEL 9 -- TARGET - (FILE # DRPMOD 05-07). The applicant requests approval of a Design Review Permit Modification to remove the garden center and replace it with an 11,267 square foot addition. Other improvements include refacing the existing building, modifying the parking lot to meet current ADA requirements, and adding additional landscaping adjacent to Rocky Ridge Drive. (Hartman)

Associate Planner, Wendy Hartman, 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:

- Stucco will match the rest of the existing center
- Type of box trees to be utilized
- Tom Lumbrazo requested redwoods be added to landscaping

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 two (2) findings of fact for the Design Review Permit Modification; approve the Design Review Permit Modification with eighty (80) conditions of approval with modification to condition 2d as follows:

- 2d. Three (3) additional trees (minimum of 15 gallons in size) shall be planted in the landscape corridor adjacent to Rocky Ridge Drive. The variety of the trees shall be redwoods or similar as approved by the Planning Department. (Planning)

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

(Robles)

ORAL COMMUNICATIONS: None

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Tom Lombrazo made the motion, which was seconded by Anna Roberson, to adjourn to the meeting of May 19, 2005. The motion passed unanimously at 5:05 P.M.