

**CITY OF ROSEVILLE
DESIGN COMMITTEE MEETING
JUNE 16, 2005
MINUTES**

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

Staff Present: Chris Robles, Senior Planner
Derek Ogden, Associate Planner
Eileen Bruggeman, Project 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 MAY 19, 2005.

II-B DESIGN REVIEW PERMIT – 3711 DOUGLAS BL. – IRONSTONE BANK - (FILE # DRP 05-26). The applicant requests approval of a Design Review Permit to construct a 4,604 square foot Bank with associated parking, landscaping, and lighting facilities. (Ogden)

Motion

Tom Lumbrazo made the motion, which was seconded by Rex Clark, to approve the Consent Calendar item as submitted.

NEW BUSINESS

III-A DESIGN REVIEW PERMIT & PARCEL MAP – 3989 FOOTHILLS BLVD. – FOOTHILLS PROMENADE PHASE V-EAST – FILE#S DRP 05-14 & PM 05-04. The applicant requests approval of a Design Review Permit to construct a single 10,777 square foot in-line retail building with associated parking, lighting and landscaping within the existing Foothills Promenade Shopping Center. The request includes a Tentative Parcel Map to divide an existing parcel within the center into two (2) parcels. (Robles for Bruggeman)

Senior Planner, Chris Robles, presented the staff report and responded to questions.

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

The following people spoke on this project:

- Kevin Stucky, 1422 Elm St, Roseville
- Tom Nielsen, 1420 Elm St, Roseville
- Lester Meu, 27A Embarcadero Cove, Oakland, CA

There was discussion on the following:

- Petition from residents
- Drive thru facilities
- Zoning which restricts hours of operation of businesses located at this site
- Adding railings to drive thru area for safety

- Residents concerned with garbage and noise generated by the drive thru
- Constructing a baffling structure and speaker design
- Suggestion to call McDonalds Corp. and to address the issue of food wrappers in Elm St. neighborhood
- Barking dogs currently heard from pet clinic located on this site
- Landscaping

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

MOTION

Anna Roberson made the motion, which was seconded by Tom Lumbrazo, to adopt the four (4) findings of fact for the Design Review Permit; approve the Design Review Permit with ninety-nine (99) conditions of approval; Adopt the three (3) findings of fact for the Tentative Parcel Map; and approve the Tentative Parcel Map with thirty-three (33) conditions of approval.

The motion passed unanimously.

DESIGN REVIEW PERMIT MODIFICATION – 3981 FOOTHILLS BLVD. – FOOTHILLS PROMENADE RETAIL PAD BLDG. – FILE# DRPMOD 05-05. The applicant requests approval of a Design Review Permit Modification to construct a single 7,238 square foot retail building with associated parking, lighting and landscaping in place of the previously approved Jack-in-the-Box drive-thru restaurant. The proposed retail building will include a restaurant, drive-thru lane and outdoor seating. (Robles for Bruggeman)

Senior Planner, Chris Robles, presented the staff report and responded to questions.

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

The following people spoke on this project:

- Kevin Stucky, 1422 Elm St, Roseville
- Tom Nielsen, 1420 Elm St, Roseville
- Lester Meu, 27A Embarcadero Cove, Oakland, CA

There was discussion on the following:

- Petition from residents
- Drive thru facilities
- Zoning which restricts hours of operation of businesses located at this site
- Adding railings to drive thru area for safety
- Residents concerned with garbage and noise generated by the drive thru
- Constructing a baffling structure and speaker design
- Suggestion to call McDonalds Corp. and to address the issue of food wrappers in Elm St. neighborhood
- Barking dogs currently heard from pet clinic located on this site
- Landscaping

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

MOTION

Tom Lumbrazo made the motion, which was seconded by Anna Robertson, to adopt the two (2) findings of fact for the Design Review Permit Modification; and approve the Design Review Permit Modification subject to ninety-four (94) conditions.

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 Robertson, to adjourn to the meeting of July 21, 2005. The motion passed unanimously at 5:15 P.M.