

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

AGENDA
DESIGN COMMITTEE MEETING
JULY 19, 2007
4:30 PM – 311 VERNON STREET
CIVIC CENTER – MEETING ROOMS 1 & 2

DESIGN COMMITTEE MEMBERS:

Rex Clark, Chair
Anna Robertson, Vice-Chair
Naaz Alikhan
Kim Hoskinson - Alternate

STAFF:

Mike Isom, Senior Planner
Eileen Bruggeman, Project Planner
Gina La Torra, Associate Planner
Elisa Reynolds, Associate Planner
Michelle Sheidenberger, Deputy City Attorney
Marc Stout, Senior Engineer
Carmen Bertola, Recording Secretary

I. ROLL CALL

II. CONSENT CALENDAR

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Design Committee or the staff. Any item removed will be considered following old business.

A. MINUTES OF APRIL 19, 2007

- B. MODIFICATION TO A PLANNED SIGN PROGRAM PERMIT AND SIGN VARIANCE – 10301 FAIRWAY DRIVE – HIGHLAND RESERVE MARKETPLACE – FILE #2007PL-082 (PROJECTS# PSP-000064 & V-000043).** The applicant requests approval of a modification to a Planned Sign Program Permit and a Sign Variance for the Highland Reserve Marketplace to revise the existing sign programs to allow two (2) building wall signs per tenant where one is allowed by the sign ordinance. (Reynolds)

III. NEW BUSINESS

- A. DESIGN REVIEW PERMIT MODIFICATION & ADMINISTRATIVE PERMIT–3975 DOUGLAS BL – GRANITE BAY VENTURES–FILE #2007PL-048 (PROJECTS# DRP-000187, AP-000177).** The applicant requests approval of a Design Review Permit Modification to allow the construction of a one story, 8,529 square foot office building, with associated landscaping, lighting, and parking. The proposed project would replace a previously approved, but undeveloped, 11,995 square foot two - story office building. An Administrative Permit is requested to authorize a parking reduction from the required 34 off-street parking stalls to 30 parking stalls. (La Torra)
- B. SIGN VARIANCE & PLANNED SIGN PERMIT PROGRAM MODIFICATION – HIGHLAND RESERVE NORTH SPECIFIC PLAN (HRNSP), PARCELS 42A & B – 10551 FAIRWAY DRIVE – ROSEVILLE CROSSING SHOPPING CENTER – FILE# 2006PL-091; PROJECT # PSP-000063 & V-000028.** The applicant requests approval of a Sign Variance and Planned Sign Permit Program Modification (PSP) to revise the existing comprehensive sign program for the Roseville Crossing Shopping Center. The proposed Variance and PSP requests a third monument sign, 25 feet in height, with an area of 275 square feet. The Sign Ordinance permits two (2) monument signs, up to 150 square feet each, and 15 feet tall. The request also includes wall signage of up to 300 square feet in area, where the Sign Ordinance permits 200 square feet per building. (Bruggeman)

IV. REPORTS/COMMISSION/STAFF

A. ELECTION OF DESIGN COMMITTEE VICE-CHAIR

- V. ORAL COMMUNICATIONS** Note: Those addressing the Design Committee on any item or under Oral Communications are limited to five (5) minutes, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

VI. ADJOURNMENT

- Notes:
- (1) The applicant or applicant's representative must be present at the hearing.
 - (2) Complete Agenda packets are available for review at the main library or in the Planning Department.
 - (3) All items acted on by the Design Committee may be appealed to the City Council.
 - (4) No new items will be heard after 7:00 p.m.
 - (5) No smoking permitted in the building.
 - (6) If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 24 hours in advance.

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.