CITY OF ROSEVILLE DESIGN COMMITTEE MEETING DECEMBER 15, 2005 MINUTES

Committee Members Present: Rex Clark, Anna Robertson, Naaz Alikan,

Committee Members Absent:

Staff Present: Chris Robles, Senior Planner

Eileen Bruggeman, Project Planner Wayne Wiley, Assistant Planner

Michelle Sheidenberger, Associate City Attorney

Jennifer Lloyd, Recording Secretary

CONSENT CALENDAR

II-A MINUTES OF NOVEMBER 17, 2005.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to approve the minutes of November 17, 2005 as submitted.

NEW BUSINESS

This item was continued off calendar.

III-A SIGN VARIANCE –200 NORTH SUNRISE AVEUNUE – HYUNDAI OF ROSEVILLE – FILE# SV-000016.

The applicant requests approval of a Sign Variance to allow a second monument sign that is proposed at 30 feet in height where the Sign Ordinance allows one freestanding sign at a maximum height of 15 feet.

III-B DESIGN REVIEW PERMIT – STONERIDGE SPECIFIC PLAN, PARCEL 13, LOT 3 (1301 SECRET

RAVINE PARKWAY) – CHEHRAZI MEDICAL BUILDING – FILE # DRP -000048. The applicant requests approval of a Design Review Permit to construct a two-story 10,250 square foot office building with 8,250 square feet of medical services and 2,000 square feet of professional office uses. The request includes associated parking, landscaping, lighting improvements, and landscaped retaining walls fronting preserved open space.

Project 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.

Applicants, Belan Wagner and Bonnie Walker, addressed the Commission and responded to questions. They both stated that they had received a copy of the staff report and were in agreement with staff's recommendations except condition 9b.

The following people spoke in opposition to the project: George Tsakopoulos Marcus Lo Duca There was discussion on the following:

- Requiring a reciprocal access agreement
- Utilities for the project
- Traffic hours
- Possible drive aisle connections between Cherazi and Tsakopoulos property
- Future business plans for adjacent properties
- Adjacent property owners approve of project but not proposed access points

The committee discussed the following:

- Access to adjacent parcels
- The use of stone veneer on the buildings
- Building colors and reveal lines

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

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to adopt the four findings of fact for the Design Review Permit; and approve the Design Review Permit subject to one hundred, nine (109) conditions of approval with modifications as follows:

- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval.
 - a. The Site and Landscape Plans shall be amended to remove references to a future connection to the adjacent Lot 2, and shall re-classify parking spaces #64 and 65 as permanent, standard size stalls. Permanent curbing shall be used across the fronts of parking spaces #64 and 65, and the area between the curbing and the property line used to provide a landscape planter.

b.

- <u>a.</u> The landscape plans shall include a detail indicating a combination of shrubs and groundcover that will grow both down and up the stacked rock walls to further naturalize the rock walls. (Planning)
- b. Plans shall include use of stone veneer that matches the Sutter Medical facilities and the dental offices at 1401 Secret Ravine Parkway. The amount of veneer shall be to the satisfaction of the Planning & Redevelopment Department. Reveal lines on the building shall be provided at color breaks (Planning).
- c. A bike rack detail indicating a minimum of three (3) bike spaces shall be submitted with the Building Permit plans. (Building, Planning).
- <u>d. Modifications to the site plan that provide vehicular access to the Sutter Medical Campus may be</u> reviewed and approved by the Planning Director during construction plan review. (Planning)
- 24. The site shall be accessed from Secret Ravine Parkway by a standard 35-foot wide "Type A-7" driveway setback <u>ten feet (10")</u> from the existing curb line. Prior to the approval of the improvement plans for this project a deferred improvement agreement (DIA) shall be entered and secured by the developer with the City for the future installation of a standard right turn curb flare to access the driveway. A separate access easement shall be offered to the property to the east (APN 456-010-042) that will be 35-feet wide and 75-feet deep. (Engineering)

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

Staff updated the committee on the processing of the following projects:

- Sonic Burger restaurant
- The Fountains project
- The Galleria expansion project

ORAL COMMUNICATIONS: None

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to adjourn to the meeting of January 19, 2006. The motion passed unanimously at 5:40 P.M.