

**CITY OF ROSEVILLE
DESIGN COMMITTEE MEETING
JULY 20, 2006
MINUTES**

Committee Members Present: Rex Clark, Naaz Alikhan, Kim Hoskinson (Alt.)
Committee Members Absent: Anna Robertson, Excused
Staff Present: Kevin Payne, Assistant Planning Director
Mike Isom, Senior Planner
Wayne Wiley, Assistant Planner
Chris Kraft, Senior Civil Engineer
Michelle Sheidenberger, Deputy City Attorney
Carmen Bertola, Recording Secretary

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 JUNE 15, 2006

Motion

Committee Member Naaz Alikhan made the motion, which was seconded by Chair Clark, to approve the Consent Calendar item as submitted.

Motion carried.

Committee Member (Alt.), Kim Hoskinson, abstained from the minutes of June 15, 2006 due to her absence from the meeting.

NEW BUSINESS

III-A. DESIGN REVIEW PERMIT – 7001 GALILEE ROAD – DIAMOND PLAZA OFFICES – FILE# 2005PL-108, DRP-000073. The applicant requests approval of a Design Review Permit for plans to construct ten office buildings totaling 46,000 square feet, and related site improvements including parking, landscaping and lighting. Project Applicant/Owner: Mustafa Sahtout. (Lindbeck) **(CONTINUED OFF CALENDAR)**

III-B. DESIGN REVIEW PERMIT – 991 ROSEVILLE PARKWAY – NCRSP PARCEL 41 RITE AID – FILE # DRP 04-67. The applicant requests approval of a Design Review Permit to construct a 17,272 square foot Rite Aid Store and a 13,000 square foot retail building with associated site improvements. Project Applicant: Marla Hamilton, RHL Design Group. Project Owner: Philip J. Harvey, Petrovich Development. (Wiley)

Assistant Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Paul Petrovich, Petrovich Development Company, 5046 Sunrise Blvd., Suite One, Fair Oaks, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and was not in agreement with Staff's recommendations for denial. He explained the reasons for the Rite Aid design concepts for the property. Applicant stated that the proposed site plan, with the anchor store to the rear, is

the most economically feasible way to serve the customer with parking at curb and has easier access for all customers. Applicant presented two ideas for art in public places as well as store designs of red brick with accents and awnings.

Architect Gary Chapman, 3001 Douglas Blvd., #210, spoke to the Committee at the Applicant's request to address design concepts and respond to questions.

There was discussion on the following:

- Sidewalk transition between project and Open Space;
- Loading area and times of access to Rite Aid Store;
- Location of fire doors and loading areas for tenants;
- Request for addition of rear doors and pathway to dumpster for tenants;
- Elevation and landscaping of rear wall of Rite Aid building;
- Possible condition requiring planting of appropriate landscape on back side of building to match what is planted in the front;
- Landscaping the backs of both Rite Aid and other tenants;
- Landscaping to soften the area of the pharmacy drive-through and garbage barrier;
- Concerns that if pathway is conditioned, it will have to be built all the way to the property line in order to avoid building on the sewer easement;
- Shifting buildings forward in order to accommodate a back pathway;
- 25-foot easement between building and property line – explore solutions to place walkway in back;
- Acknowledgement of challenges for building at this site;
- Possibility of separating corner art element from store project in order to allow further study;
- Addition of condition 2a;
- Return to Design Committee with corner element prior to building permit issuance;
- Consensus of committee to separate corner art element from rest of development.

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

MOTION

Committee Member Naaz Alikan made the motion, which was seconded by Committee Member (Alt.) Kim Hoskinson, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with ninety-six (96) conditions of approval with the addition of conditions 2A, 2B, 2C, 2D, & 2E as listed below and as submitted in the staff report.

2. The project is approved as shown in Exhibits A - D and as conditioned or modified below.
(Planning & Redevelopment)
 - a. The southwest corner of Exhibit A (at the corner of Roseville Parkway and Pleasant Grove Boulevard) shall be modified to provide a substantial water feature or other prominent architectural feature designed to the satisfaction of the Design Committee. Said feature shall be reviewed and approved by the Design Committee prior to the issuance of a building permit for the project. (Planning)
 - b. The color of the main door on the north elevation of the Rite Aid building (shown on Exhibit D) shall match the building color to the satisfaction of the Planning & Redevelopment Department. (Planning)
 - c. An accessible path of travel and access doors shall be added to the rear of the Retail building. Any grading or retaining walls required shall be designed consistent with the Engineering Improvement Standards. Landscaping or other design features shall be utilized to screen incidental tenant storage to the satisfaction of the Planning & Redevelopment Department. (Planning)
 - d. The rear elevations of both the Retail and Rite Aid buildings shall incorporate architectural treatments consistent with those utilized on the front elevations to the satisfaction of the Planning & Redevelopment Department. (Planning)
 - e. Plaster finish shall be revised to the satisfaction of the Planning & Redevelopment Department. (Planning)

The motion passed unanimously.

III-C. PLANNED SIGN PERMIT PROGRAM AND SIGN VARIANCE –1445 EUREKA ROAD – NERSP PARCEL 15 STONE POINT CORPOARTE CENTER – FILE# 2005PL-122 (PSP-000034 & V-000024).

The applicant requests approval of a Sign Variance to allow an increase in the number of building directory signs and to allow an increase in the number, area, and height of wall signs permitted by the Sign Ordinance; and a request to modify the Planned Sign Permit Program for the Stone Point Corporate Center. Applicant: Nancy McMurchie, McMurchie Design. Owner: Brian Natov, Stone Point Properties, LLC. (Wiley)

Assistant Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Nancy McMurchie, McMurchie Design, 2034 Roaring Camp Dr., Gold River, & Owner, Brian Natov, Stone Point Properties, 1508 Eureka Rd., Suite 130, addressed the committee and responded to questions. They both stated they had received a copy of the staff report and agreed with the conditions. They asked for a clarification of information found on page 4, paragraph 2 of the staff report, which addressed 2x2 aluminum square tubes. It did not specify the type of glass required.

There was discussion on the following:

- Sign variance limited to retail and office;
- Possibility of revising city sign criteria in order to address needs of larger building sign needs that did not exist at time sign criteria was established.

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

MOTION

Committee Member (Alt.), Kim Hoskinson, made the motion, which was seconded by Committee Member, Naaz Alikan, to Adopt the three (3) findings of fact for the Sign Variance; Approve the Sign Variance; Adopt the two (2) findings of fact for the Planned Sign Permit Program Modification; and Approve the Planned Sign Permit Program Modification with four (4) conditions of approval.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

- Senior Planner, Mike Isom, was introduced as the new liaison for Design Committee, and Assistant Director, Kevin Payne, will return to Redevelopment full time.
- Chair Clark expressed his concern with the back sides of buildings not being addressed to look more esthetically pleasing. Staff will encourage applicants to improve rear-building landscaping and elevations.
- Committee Member, Naaz Alikan, asked about establishing sign criteria for taller buildings and allowing two signs for buildings that are built along the street. Staff is working to complete the Sign Ordinance Updates.
- Committee would like improved address posting on buildings and/or monument signs.

ORAL COMMUNICATIONS: None

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Committee Member, Naaz Alikan, made the motion, which was seconded by Committee Member (Alt.), Kim Hoskinson, to adjourn to the meeting of August 17, 2006. The motion passed unanimously at 5:47 P.M.