

DESIGN COMMITTEE MEETING MAY 17, 2012 MINUTES

Committee Members Present: Audrey Huisking, Naaz Alikhan, Mike Motroni

Staff Present: Chris Burrows, Senior Planner

Tricia Stewart, Associate Planner

Michelle Sheidenberger, Senior Deputy City Attorney

Carmen Bertola, Recording Secretary

WELCOME 4:30pm

ROLL CALL (Silent)

CONSENT CALENDAR

Chair Huisking asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Huisking asked for a motion to approve the Minutes as revised.

II-A MINUTES OF APRIL 19, 2012.

MOTION

Mike Motroni made the motion, which was seconded by Naaz Alikhan, to approve the Minutes as revised.

Minutes revised to read: **Welcome** <u>4:30pm</u>

The motion passed unanimously.

NEW BUSINESS

III-A. DESIGN REVIEW PERMIT, ADMINISTRATIVE PERMIT & LOT LINE ADJUSTMENT - 1101 SECRET RAVINE PKWY - PROJECT #2012PL-017 (FILE# DRP-000425, AP-000413 & LLA-000071).

The applicant requests approval of a Design Review Permit to construct a 73,730 square-foot, 80-bed, two-story assisted living facility with associated site improvements; an Administrative Permit to allow a nine space parking reduction for an individual use; and a Lot Line Adjustment to adjust the common property boundary between Lots 1 and 2 of Stoneridge Large Lot Parcel 13). Applicant: Steve McCullagh, Oakmont Senior Living, LLC. Owner: Angelo Tsakopoulos. (Wiley)

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

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

Applicant, Steve McCullagh, Oakmont Senior Living, LLC, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

None

Committee Discussion:

- Pros and cons of adding a condition requiring deep-water conduits be used when planting trees to encourage saplings to develop deep root systems;
- Thanks to applicant for providing large scale color renderings for project review;
- Removal of condition #36, #59, and #73 from the proposed conditions of approval as they were erroneously included in the staff report.

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

MOTION

Naaz Alikhan made the motion, which was seconded by Mike Motroni, to Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with eighty-five (85) conditions of approval, after the deletion of conditions #36, #59, and #73, which were erroneously included; Adopt the three (3) findings of fact for the Administrative Permit; Approve the Administrative Permit with two (2) conditions of approval; Find the Lot Line Adjustment consistent with the Subdivision Ordinance; and Approve the Lot Line Adjustment subject to eleven (11) conditions of approval as submitted in the staff report.

The motion passed unanimously.

<u>III-B. DESIGN REVIEW PERMIT MODIFICATION – 8100 SIERRA COLLEGE BL – SIERRA COLLEGE SELF STORAGE MODIFICATION – FILE# 2011PL-112; PROJECT# DRP-000419.</u> The applicant requests approval of a Design Review Permit Modification to allow the construction of a 32,000 sq. ft. two-story building as an addition to an existing self-storage facility. Applicant/Owner: Tom Smith, Sierra College Self Storage. (Stewart)

Associate Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, Tom Smith, Sierra College Self Storage, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- Jack Marshall, neighbor of the Self Storage facility, is satisfied with the project, but is concerned with the future possibility of adding second stories to the additional buildings.
- Steve Rodgers, neighbor of the Self Storage facility, is concerned with the possibility of adding second stories to the remaining buildings.
- Jackie Rodgers, neighbor of the Self Storage facility, stated that when this project was originally
 constructed, an agreement had been reached between owner and neighbors, stating that second
 stories would not be added to the buildings.

Letter received from Leo Van Harris, neighbor of Self Storage Facility, is against approving the
project, citing an increase in already, 24-hours noise disruptions; bright night illumination; and
complete loss of view from the back of his home.

Committee Discussion:

- Possibility of adding condition that would prevent the Applicant from adding a second story to the remaining buildings;
- Staff advised the Committee against adding a condition;
- Appreciation for homeowners to come in and express their concerns.

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

MOTION

Mike Motroni made the motion, which was seconded by Naaz Alikhan, to Adopt the two (2) findings of fact for the Design Review Permit Modification; and Approve the Design Review Permit Modification with sixty (60) conditions of approval as submitted in the staff report.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

- Staff will make an effort to include color elevations, whenever possible, with the staff reports;
- Committee asked for 3-D renderings be included in the packets, when possible;
- Examine requiring a new standard condition that would require deep-water conduits for all shallow root landscape trees;
- Alta Manor's non-landscape area is designated to have units built during the Phase 2 process;
- Next meeting June 21, 2012.

ORAL COMMUNICATIONS None

ADJOURNMENT

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Naaz Alikhan made the motion, which was seconded by Mike Motroni, to adjourn to the meeting of June 21, 2012. The motion passed unanimously at 5:15 P.M.