CITY OF ROSEVILLE DESIGN COMMITTEE MEETING MAY 18, 2006 MINUTES

Committee Members Present: Rex Clark, Anna Robertson, Kim Hoskinson (Alternate)

Committee Members Absent: Naaz Alikan (Excused)

Staff Present: Kevin Payne, Assistant Planning Director

Chris Robles, Senior Planner Eileen Bruggeman, Project Planner Wayne Wiley, Assistant Planner Chris Dougherty, Assistant Planner Tracie Laeber, 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 APRIL 20, 2006

Motion

Kim Hoskinson made the motion, which was seconded by Anna Robertson, to approve the minutes of April 20, 2006 as submitted.

Chair Clark abstained. The motion passed 2-0-1.

NEW BUSINESS

<u>ITEM III-A: STEERING COMMITTEE APPOINTMENT.</u> Downtown Vernon Street and Historic Old Town Specific Plan. (Payne)

Assistant Director, Kevin Payne, made the presentation and responded to questions.

Anna Robertson made the motion, which was seconded by Kim Hoskinson to appoint Chair Clark to the Steering Committee.

<u>ITEM III-B DESIGN REVIEW PERMIT AND ADMINISTRATIVE PERMIT – 212 RIVERSIDE AVENUE PAUL BAKER PRINTING WAREHOUSE & OFFICE – FILE NOS. DRP 03-69 AND AP 05-01.</u>

The applicant requests approval of a Design Review Permit to authorize construction of a single-story warehouse and office building totaling 5,456 square feet (4,796 square feet warehouse use and 660 square feet office use), with associated site improvements including parking and landscaping. An Administrative Permit is requested to authorize a parking reduction from the required eight (8) off-street parking stalls to three (3) parking stalls (a reduction of five parking stalls). (Bruggeman)

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.

The following people spoke in favor of the project:

Will Harold, Architect 110 Main Street Roseville, CA 95678

The following people spoke in opposition to the project:

Silvia Slade 210 Riverside Ave. Roseville, CA 95678

There was discussion on the following:

- Revisions to old site plans and elevations
- Delivery hours
- Widening of alley
- Restrictions on hours of operations

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

MOTION

Kim Hoskinson made the motion, which was seconded by Anna Robertson, to adopt the four (4) findings of fact for the Design Review Permit; approve the Design Review Permit with eighty-eight (88) conditions of approval; adopt the four (4) findings of fact for the Administrative Permit; and approve the Administrative Permit with two (2) conditions of approval.

The motion passed unanimously.

<u>ITEM III-C:</u> <u>DESIGN REVIEW PERMIT- 201 WEST IVY STREET - STERLING IRON WORKS - FILE# 2005PL-110 (DRP-000074)</u>. The applicant requests approval of a Design Review Permit to construct a 3,111 square foot office/warehouse building with associated site improvements. (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, Michael Mack, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Decorative entry gate
- Improvement of area

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

MOTION

Anna Robertson made the motion, which was seconded by Kim Hoskinson, to adopt the four (4) findings of fact for the Design Review Permit; and approve the Design Review Permit with eighty-three (83) conditions of approval.

The motion passed unanimously.

ITEM III-D: DESIGN REVIEW PERMIT AND VARIANCE - RAY MORGAN COMPANY -

1580 VINEYARD ROAD -FILE# 2006 PL-028 (DRP-000104 & V-000026). The applicant requests a Design Review Permit to construct a 17,794 square foot building with associated parking, lighting, and landscaping and a Variance to allow a 31 foot tall building clock tower to exceed the 24 foot high development design standard. (Dougherty)

Assistant Planner, Chris Dougherty, presented the staff report and responded to questions.

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

Mark Loper with Ray Morgan, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendation.

There was discussion on the following:

- Locations of driveway and parking
- Operation and delivery hours
- Enclosing rear of clock tower

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

MOTION

Kim Hoskinson made the motion, which was seconded by Anna Robertson, to adopt the Negative Declaration; adopt the four findings of fact for the Design Review Permit; approve the Design Review Permit with the (96) conditions of approval; adopt the three findings of fact for the Variance, and approve the variance.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

Last Report from Planner (Chris Robles)

ORAL COMMUNICATIONS: None

<u>ADJOURNMENT</u>

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Anna Robertson made the motion, which was seconded by Kim Hoskinson, to adjourn to the meeting June 15, 2006. The motion passed unanimously at 5:20 P.M.	of