

DESIGN COMMITTEE MEETING FEBRUARY 21, 2008 MINUTES

Committee Members Present: Naaz Alikhan, Anna Robertson, Rex Clark-Alternate Chair

Committee Members Absent: Kim Hoskinson

Staff Present: Mike Isom, Senior Planner

Steve Lindbeck, Project Planner Wayne Wiley, Assistant Planner

Carolyn Alexander, Deputy City Attorney

Bev Avery, Recording Secretary

CONSENT CALENDAR

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

Alt. Chair Clark asked for a motion to approve the CONSENT CALENDAR as listed below:

II-A MINUTES OF JANUARY 17, 2008

<u>II-B DESIGN REVIEW PERMIT & TREE PERMIT – 601 BERRY STREET – PROJECT #2007PL-141</u> (<u>FILE# DRP-000221 & TP-000108</u>) The applicant requests approval of a Design Review Permit to construct a 15,210 square-foot industrial building (consisting of an auto body shop with office space) and associated site improvements including parking, lighting and landscaping. Also requested is a Tree Permit to remove one 8" native oak. Applicant: Zachary Cater, ZMC Consulting, Inc. Owner: Dave Finkelstein, Golden State Collision. (Wiley)

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

NEW BUSINESS

<u>III-A DESIGN REVIEW PERMIT – 2351 PLEASANT GROVE BL. – WRSP W-72, ST. JOHN'S EPISCOPAL CHURCH AND SCHOOL – FILE #2007PL-081 (PROJECT# DRP-000198).</u> The applicant requests approval of a Design Review Permit to construct a 93,440 square foot church and school with associated landscaping, lighting, and parking. The project site is the undeveloped 10.8 acre parcel W-72 in the WRSP Westpark Village Center. Applicant: Rev. John Schively. Owner: St. John's Episcopal Church. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

Alt. Chair Clark opened the public hearing and invited comments from the applicant and/or audience. Applicant, Rev. John Schively, Associate Priest/Project Manager, St. John's Episcopal Church, 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. He stated the City of Roseville was very helpful in making suggestions.

The following people accompanied the applicant in favor of the project:

- Donald Mahoney, Architect, BGW Services, LLC, Building God's Way
- · Greg Bardini, Engineer, Morton & Pitalo, Inc.

Alt. 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 (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit subject to eighty-three (83) conditions of approval as submitted in the Staff Report.

The motion passed unanimously.

<u>III-B DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT – 2050 BLUE OASKS BOULEVARD – WRSP F-35 LONGS FIDDYMENT – PROJECT #2007PL-184 (FILE# DRP-000233 & LLA-000052)</u> The applicant requests approval of a Design Review Permit to construct a 15,791 square-foot retail store with associated site improvements including parking, lighting and landscaping. Also requested is a Lot Line Adjustment to adjust the common property boundary between Large Lot Parcels F-35 and F-30, increasing Parcel F-35 by approximately 5,896 square feet. Applicant: Gary Muljat, Panattoni Development Company, LLC. Owner: John D. Bayless, Signature at Fiddyment, LLC. & PAMI PCCP Fiddyment, LLC. (Wiley)

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

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

Applicant/Contact, Gerald McGlauglin, 8775 Folsom Blvd. #200, Sacramento, 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. He stated the staff at the City of Roseville and Public Works were very professional and helpful in assisting with this design.

The Committee discussed the following:

- The location of the drive-through as shown on the East Elevation;
- The Committee complimented the Applicant on the aesthetics of the design.

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

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit subject to eighty-seven (87) conditions of approval; find the Lot Line Adjustment consistent with the criteria as discussed within this report; and Approve the Lot Line Adjustment subject to eight (8) conditions of approval as submitted in the Staff Report.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Senior Planner, Mike Isom, reported on the CDVC presentation to the City Council on February 2, 2008. He said that Council praised the work done by the CDVC's and asked that the Final Draft be taken back to the Planning Commission for review on Thursday, February 28th, 2008. Comments from the Planning Commission are to be forwarded to the City Council in preparation for final action at the March 19, 2008 meeting.

ORAL COMMUNICATIONS: NONE.

<u>ADJOURNMENT</u>

Alt. Chair Clark asked for a motion to adjourn the meeting.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to adjourn to the meeting of March 20, 2008. The motion passed unanimously at 5 P.M.