

# DESIGN COMMITTEE MEETING APRIL 17, 2008 MINUTES

Committee Members Present: Kim Hoskinson, Rex Clark, Anna Robertson

Committee Members Absent: Naaz Alikhan

Staff Present: Mike Isom, Senior Planner

Elisa Reynolds, Associate Planner Ron Miller, Assistant Planner

Michelle Sheidenberger, Deputy City Attorney

Bev Avery, Recording Secretary

## **CONSENT CALENDAR**

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

Chair Hoskinson asked for a motion to approve the CONSENT CALENDAR as listed below:

### II-A MINUTES OF MARCH 20, 2008

#### MOTION

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

The motion passed with the following vote:

Ayes: Kim Hoskinson, Anna Robertson

Noes:

Abstain: Rex Clark abstained from the minutes due to his absence from the meeting of

March 20, 2008.

### **NEW BUSINESS**

III-A SIGN VARIANCE – JOHNSON RANCH MONUMENT SIGNS WITHIN THE SOUTHEAST ROSEVILLE SPECIFIC PLAN AREA – FILE# 2008PL034 (PROJECT# V-000057). The applicant requests approval of a Sign Variance to replace existing brass letter signage with engraved granite signage at all entries to Johnson Ranch and the individual communities within Johnson Ranch. Applicant: Jennifer Thompson, Johnson Ranch Management. (Miller)

Assistant Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Jennifer Thompson, Johnson Ranch Management, 2140 Professional Dr. #260, Roseville, addressed the commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff recommendations. She thanked the Committee for their time and stated that the staff has done a good job.

No discussion by the Committee.

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

#### **MOTION**

Rex Clark made the motion, which was seconded by Anna Robertson, to adopt the three (3) findings of fact for the Sign Variance; and Approve the Sign Variance subject to two (2) conditions of approval as submitted in the Staff Report.

The motion passed unanimously.

<u>III-B MODFICATION TO A PLANNED SIGN PROGRAM PERMIT – VINEYARD POINTE RETAIL CENTER – 3031 FOOTHILLS BLVD– FILE #2008PL-004 (PROJECT# PSP-000076).</u> The applicant requests approval of a modification to a Planned Sign Program Permit to allow an additional freestanding monument sign at the Opportunity Drive entrance to the center. The public hearing is being requested by an adjacent property owner. Applicant: Brad Mills, Ellis & Ellis Sign Systems. (Reynolds)

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

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

Owner, Brain English, Century Management, 1001 Enterprise Way, Roseville, 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 recommendations. He thanked the Committee for their time.

The applicant, Brad Mills, Ellis & Ellis Sign Systems, was in agreement with the owner.

The following person spoke in opposition of the project:

Resident: Judy Molloy, 1201 Arbor Dr, Roseville, stated the sign was unnecessary due to the lack of foot traffic on Opportunity Drive, and indicated that there is no benefit since it is primarily a residential area.

The Committee discussed the following:

- Signage is important and necessary due to the building being tucked away from the street;
- The sign would be smaller than the sign on Foothills Blvd. and would angle towards Vineyard Rd. and not towards the residences on Opportunity Dr.;
- The sign would have landscaping and will be kept low to the ground naming only major tenants;
- The sign is not intended for foot traffic:
- The sign is to help people identify the building address.

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

### MOTION

Anna Robertson made the motion, which was seconded by Rex Clark, to adopt the three (3) findings of fact for the Planned Sign permit program; and Approve the Planned Sign permit Program subject to six (6) conditions of approval as submitted in the Staff Report.

The motion passed unanimously.

## REPORTS/COMMENTS/COMMISSION/STAFF

- Committee Member Clark asked for an update regarding the Longs Drugs project.
- Senior Planner, Mike Isom, reported on the CVS Pharmacy administrative approval.
- The construction for Eskaton Village continues without delays for completion.

**ORAL COMMUNICATIONS:** None

# **ADJOURNMENT**

Chair Hoskinson asked for a motion to adjourn the meeting.

## **MOTION**

Anna Robertson made the motion, which was seconded by Rex Clark, to adjourn to the meeting of April 17, 2008. The motion passed unanimously at 4:51 P.M.