

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

Committee Members Absent: Naaz Alikhan

Staff Present: Mike Isom, Senior Planner  
Joanna Cucchi, Associate Planner  
Eileen Bruggeman, Project Planner  
Michelle Sheidenberger, Deputy City Attorney  
Marc Stout, Senior Engineer  
Bev Avery, Recording Secretary

### **CONSENT CALENDAR**

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

Committee member, Kim Hoskinson, requested Item II-B be removed from the Consent Calendar:

### **II-A MINUTES OF MAY 15, 2008**

Acting Chair Clark asked for a motion to approve the Minutes of May 15, 2008.

#### **MOTION**

Kim Hoskinson made the motion, which was seconded by Anna Robertson, to approve the Minutes of May 15, 2008.

The motion passed unanimously.

**II-B DESIGN REVIEW PERMIT – 331 LINCOLN STREET – PROJECT #2007PL-214 (FILE# DRP-000258)** The applicant requests approval of a Design Review Permit to construct a three-story mixed-use building with 2,820 square feet of retail uses on the first floor, and four (4) loft residential units on the 2<sup>nd</sup> floor (total 7,749 square feet). Applicant: Sarah Rubey, Mojica Architecture Studio. (Bruggeman)

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

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

Owner, Leo Sandoval, Sandoval LLC., 312 Lincoln Street, Roseville, 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 recommendations. He thanked the Committee for their time and stated that the staff had done a good job.

Applicant, Ed Mojica, Mojica Architecture Studio, 514 Oak Street Roseville, addressed the committee and responded to questions.

There was discussion on the following:

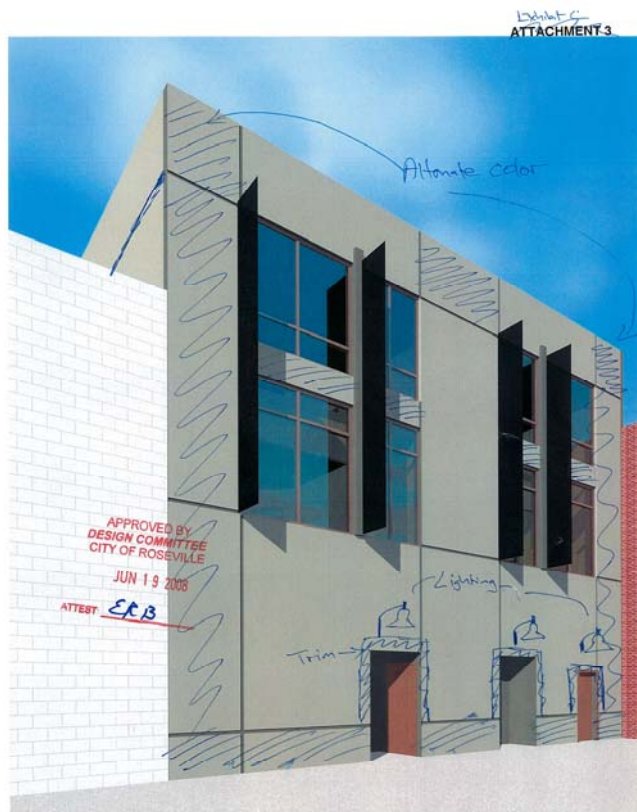
- The front architecture blends in with Old Town with a more modern design;
- Front elevation is half brick, half stucco;
- The rear elevation appears bland; needs to resemble front elevation;
- Project is costly; a brick façade on back of the building, facing alley is too expensive;
- Rear façade possibilities include changing the rear elevation paint scheme; add decorative foam molding; lighting, or other alternatives to bring more life to the building as displayed in the quick sketch drawn by Mike Isom (see Exhibit C.)

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

## MOTION

Kim Hoskinson made the motion, which was seconded by Anna Robertson, to approve the Design Review Permit with fifty (50) conditions of approval as submitted in the Staff Report, with modifications as noted below.

### Exhibit C



The motion passed unanimously.

## NEW BUSINESS

Committee member Kim Hoskinson stated that she had a conflict of interest due to a business relationship and recused herself from consideration of Item III-A. Committee member Hoskinson left the room.

**III-A DESIGN REVIEW PERMIT & TENTATIVE MAP – 3801 COUNTRY CLUB DR – PROJECT #2008PL-017 (FILE# DRP-000248 & SUB-000115)** The applicant requests approval of a Design Review Permit to construct a 24,506 square-foot, three-story assisted living facility with associated site

improvements and a Tentative Parcel Map to subdivide the lot into three parcels. Applicant: Veronica Vargas, Sunrise Senior Living. (Cucchi)

Associate Planner, Joanna Cucchi, presented the staff report and responded to questions.

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

Applicant, Veronica Vargas, 1340 Treat Blvd, Suite 130, Walnut Creek, addressed the committee 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 had done a good job.

The following person spoke in opposition of the project:

Braiden Chadwick, Roseville, addressed the committee with the following concerns:

- Intends to appeal if project is approved;
- Does not believe project is categorically exempt from CEQA;
- No traffic study;
- Vernal pools and drainage;
- Questioned if there was a 404 permit on file and a 401 certificate on file; ;
- Wants an EIR and mitigation study for project;
- Concerned about light and glare impacts on nearby residential neighborhoods;
- Change of view shed;
- The project's Craftsman design is not consistent with the neighboring Mediterranean style homes.

Staff addressed the concerns brought up by Mr. Chadwick:

- Formal traffic study not required due to projected reduction in daily and p.m. peak hour trips;
- Noise impacts, delivery or any onsite operation is governed by the City's noise ordinance;
- There are standard conditions of approval for light and glare;
- The project is designed entirely to avoid onsite wetlands;
- The project's design is consistent with the new Community Design Guidelines;
- Change in view shed is identified as an unavoidable impact in the NWRSP EIR; statement of overriding considerations was adopted upon adoption of the EIR.

There was discussion on the following:

- Trash collection is far from the building; however, it is an Environmental Utilities requirement.

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

## MOTION

Anna Robertson made the motion, which was seconded by Rex Clark, to approve the Design Review Permit with eighty-nine (89) conditions of approval; and Approve the Tentative Parcel Map with fifty-seven (57) conditions of approval.

The motion passed unanimously.

Committee member, Kim Hoskinson, returned to the meeting.

**REPORTS/COMMENTS/COMMITTEE/STAFF**

Committee member Hoskinson recognized Rex Clark for his years of service on the Planning Commission and Design Committee and wished him luck in future endeavors.

**ORAL COMMUNICATIONS:**     None

**ADJOURNMENT**

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

**MOTION**

Kim Hoskinson made the motion, which was seconded by Anna Robertson, to adjourn to the meeting of June 19, 2008. The motion passed unanimously at 5:25 P.M.