

PLANNING, HOUSING, & REDEVELOPMENT DEPARTMENT DESIGN COMMITTEE MEETING SEPTEMBER 16, 2010 MINUTES

Committee Members Present: Audrey Huisking, Naaz Alikhan, Anna Robertson

Committee Members Absent:

Staff Present: Mike Isom, Senior Planner

Wayne Wiley, Associate Planner

Michelle Sheidenberger, Senior Deputy City Attorney

Marc Stout, Senior Engineer

Carmen Bertola, Recording Secretary

WELCOME 4:30 pm

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 Consent Calendar as listed below:

II-A. MINUTES OF JULY 15, 2010.

MOTION

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

The motion passed unanimously.

OLD BUSINESS

III-A. DESIGN REVIEW PERMIT MODIFICATION – 1167 ROSEVILLE SQUARE – ROSEVILLE SQUARE REMODEL MODIFICATION – FILE #2008PL-098; PROJECT #DRP-00344. The applicant requests approval of a Design Review Permit Modification to revise the phasing plan and landscape plan approved for the Roseville Square remodel project in 2008 (DRP-000269). The applicant wishes to phase landscape improvements and replace five existing Eucalyptus trees located along Harding Boulevard with several palm trees. Applicant: Mark Marvelli, RMB Architects. Owner: Gus Gianulias, Roseville Square, LLC. (Wiley). (THIS ITEM IS CONTINUED FROM THE MEETING OF JULY 15, 2010.)

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

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

On behalf of the applicant, Janet R. Banglos, Director of Operations, Gianulias Property Management, 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's recommendations.

In addition to the applicant, the following project team members addressed the Committee and responded to questions:

Norm Marshall, Headwaters Construction Jennifer Krauter, RMB Architects

There was discussion on the following:

- The owner likes the look of the palm trees and is willing to incur the extra cost of date palms to bring a distinctive design to the center;
- The date palms will be the non-producing variety;
- Cutting the roots back of the existing eucalyptus is not a viable option; it would likely kill the trees;
- 20' palm trees will be planted along Harding BI where eucalyptus trees are currently growing;
- The four preserved trees as shown in the exhibit will be replaced eventually, just not with this DRP;
- The palms would not block the view of the center;
- Planting methods for palm trees;
- Palms to be monitored by an arborist;
- Phase 1 will be complete by next Friday, September 24, 2010;
- Phase 2 is not scheduled yet, but will be completed according to conditions of approval;
- Not all eucalyptus will not be removed during phase 2, but will be replaced in the future;
- Palms are used in many other places;
- Verticality of palm is a nice feature;
- Counterpointe to everything deeper in the center;
- Allows center to be seen.

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

MOTION

Anna Robertson 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 two (2) conditions of approval.

The motion passed with the following vote:

Ayes: Robertson, Alikhan

Noes: Huisking

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

IV-A. ELECTION OF DESIGN COMMITTEE VICE-CHAIR.

Naaz Alikhan made the motion, which was seconded by Audrey Huisking, to elect Anna Robertson Design Committee Vice-Chair for the 2010-2011 fiscal year.

The motion passed unanimously.

ORAL COMMUNICATIONS

Audrey Huisking expressed her hopes that the previous applicant does follow through and replaces the removed trees immediately. Staff responded that they would monitor the project to ensure that the applicant is following the conditions that pertain to maintaining landscaping per the plan and if it is left long enough there is enforcement ability to correct it.

<u>ADJOURNMENT</u>

Chair Huisking asked for a motion to adjourn the meeting.

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to adjourn to the meeting of October 21, 2010. The motion passed unanimously at 4:45 pm.