CITY OF ROSEVILLE DESIGN COMMITTEE MEETING JUNE 15, 2006 MINUTES

Committee Members Present: Rex Clark, Anna Robertson, Naaz Alikan

Committee Members Absent:

Staff Present: Kevin Payne, Assistant Director

Wayne Wiley, Assistant Planner Brita McNay, Assistant City Attorney

Chris Kraft, Senior Engineer

Jennifer Lloyd, 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 MINUTES OF MAY 18, 2006.

<u>II-B DESIGN REVIEW PERMIT – 1861 SIERRA GARDENS DRIVE – PLACER VILLAGE BUILDING – 2006PL-037 (DRP-000108).</u> The applicant requests approval of a Design Review Permit to construct an 8,245 square foot office building with associated site improvements. The proposed site is located on a vacant pad within the Placer Village Commercial Center. (Wiley) *THIS ITEM WAS PULLED FROM THE CONSENT CALENDAR BY CHAIR CLARK.*

<u>II-C DESIGN REVIEW PERMIT – NORTHEAST ROSEVILLE SPECIFIC PLAN, SUTTER MEDICAL CENTER NEONATAL ICU – ONE MEDICAL PLAZA – PROJECT #2006 PL-063, FILE #DRP-000116.</u> The applicant requests approval of a Design Review Permit to construct a single-story, 13,620 square foot neonatal intensive care unit to house sixteen (16) beds, with potential for an additional eight (8) beds. (Bruggeman)

MOTION

Naaz Alikan made the motion, which was seconded by Anna Robertson, to approve the May 18, 2006 minutes as submitted and Item II-C.

The motion passed unanimously.

THIS ITEM WAS PULLED FROM THE CONSENT CALENDAR BY CHAIR CLARK.

<u>II-B DESIGN REVIEW PERMIT – 1861 SIERRA GARDENS DRIVE – PLACER VILLAGE BUILDING – 2006PL-037 (DRP-000108).</u> The applicant requests approval of a Design Review Permit to construct an 8,245 square foot office building with associated site improvements. The proposed site is located on a vacant pad within the Placer Village Commercial Center. (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, Adam Lovern, Borges Architectural Group, Inc., 1512 Eureka Rd., Ste. 240, 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's recommendations.

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

MOTION

Naaz Alikan 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 with one hundred and one (101) conditions of approval with modifications as follow:

- 2a. The building elevations adjacent to Sierra Gardens Drive shall incorporate dormers similar to the elevations along Santa Clara Drive. The applicant shall modify Exhibit C to reflect the proposed changes.
- 14a. The final landscape plan shall be modified to replace the Scarlet Oak, adjacent to Sierra Gardens Drive, with two additional Red Woods.

The motion passed unanimously.

NEW BUSINESS

DUE TO A PUBLIC NOTICING ISSUE WITH THE PRESS TRIBUNE, THIS ITEM WAS HEARD AS A WORKSHOP/DISCUSSION ITEM ONLY. THIS ITEM WAS CONTINUED TO THE MEETING OF JULY 20, 2006.

<u>III-A DESIGN REVIEW PERMIT – 991 ROSEVILLE PARKWAY – NCRSP PARCEL 41 RITE AID – DRP 04-67.</u> The applicant requests approval of a Design Review Permit to construct 17,272 square foot Rite Aid Store and a 13,000 square foot retail building with associated 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, Paul Petrovich, Petrovich Development Corp., addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and had concerns with the evaluation of the project.

There was discussion on the following:

- Building design and location on property
- Locating a building on the corner of Pleasant Grove Bl. and Roseville Pw.
- Driveway access and lane tapers
- The proposed pedestrian resting/plaza seating area at Pleasant Grove Bl. and Roseville Pw.
- Anchoring the corner; possibly an Art feature
- Community guidelines
- Architectural components
- Drive up area and trash enclosures
- Item will be voted on at the July 20, 2006 Design Committee Meeting

Chair Clark closed the public hearing and advised the committee, audience, and applicant that this item would be voted on at the next Design Committee Meeting on July 20, 2006.

REPORTS/COMMENTS/COMMISSION/STAFF: None

<u>ORAL COMMUNICATIONS:</u> An audience member advised they could not hear the proceedings and requested the use of microphones.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Naaz Alikan made the motion, which was seconded by Anna Robertson, to adjourn to the meeting of July 20, 2006. The motion passed unanimously at 5:40 P.M.