CITY OF ROSEVILLE DESIGN COMMITTEE MEETING FEBRUARY 16, 2006 MINUTES

Committee Members Present: Naaz Alikan, Anna Robertson, Kim Hoskinson (Alt.)

Committee Members Absent: Rex Clark - Excused

Staff Present: Chris Robles, Senior Planner

Wendy Hartman, Associate Planner Tricia Stewart, Assistant Planner

Michelle Sheidenberger, Deputy City Attorney

Chris Kraft, Associate Engineer Tracie Laeber, Recording Secretary

CONSENT CALENDAR

II-A MINUTES OF JANUARY 19, 2006.

MOTION

Naaz Alikan made the motion, which was seconded by Kim Hoskinson, to approve the minutes of January 19, 2006 as submitted.

NEW BUSINESS

III-A Planned Sign Permit Program (PSPP) and Sign Variance (SV) – 2000 Pleasant Grove Boulevard – Westpark Phase 1 & 2 Sign Program- (FILE# PSP-000036 and V-000019). Applicant requests approval of a PSPP to establish sign criteria for the advertising of residential subdivisions and future development projects within the WRSP Westpark Phases 1 & 2 areas and approval of a SV to allow subdivision signs to be located closer than 2500 lineal feet from each other.

Assistant Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Hossein Khatami with PL 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

There was discussion on the following:

- Graphics and logos
- Location of signs
- Eliminating use of City logo

MOTION

Kim Hoskinson made the motion, which was seconded by Naaz Alikan, to adopt the three (3) findings of fact for the Sign Variance; conditionally approve the Sign Variance with nine (9) conditions of approval; adopt the two (2) findings of fact for the Planned Sign Permit Program (PSPP); and approve the Planned Sign Permit Program with nine (9) conditions of approval.

The motion passed unanimously.

<u>III-B Design Review Permit and Administrative Permit – 3975 Douglas Boulevard – Granite Bay Ventures –(FILE NOS. DRP 05-25 & AP-000098)</u>. The applicant requests approval of a Design Review Permit to authorize construction of an 11,995 square foot, two story office building with parking on the ground level. An Administrative Permit is requested to authorize a parking reduction from the required forty-eight (48) off-street parking stalls to forty-one (41) parking stalls (a reduction of seven parking stalls).

Associate Planner, Wendy Hartman, presented the staff report and responded to questions.

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

Steve Guest with RMW Architecture & Interiors 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.

There was discussion on the following:

- Improving traffic flow on Douglas Boulevard
- Modification of entry

MOTION

Naaz Alikan made the motion, which was seconded by Kim Hoskinson, to adopt the four (4) findings of fact for the Design Review Permit; approve the Design Review Permit with one hundred six (106) conditions of approval; adopt the four (4) findings of fact for the Administrative Permit; and approve the Administrative Permit with two (2) conditions of approval.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

ORAL COMMUNICATIONS: None

ADJOURNMENT

Vice Chair Robertson asked for a motion to adjourn the meeting.

MOTION

Kim Hoskinson made the motion, which was seconded by Naaz Alikan, to adjourn to the meeting of February 16, 2006. The motion passed unanimously at 5:08 P.M.