

**CITY OF ROSEVILLE
DESIGN COMMITTEE MEETING
MAY 19, 2005
MINUTES**

Committee Members Present: Rex Clark, Tom Lumbrazo
Committee Members Absent: Anna Robertson (Excused)

Staff Present: Chris Robles, Senior Planner
Eileen Bruggeman, Project Planner
Wendy Hartman, Associate Planner
Bob Schmitt, Deputy City Attorney
Jennifer Lloyd, Recording Secretary

ROLL CALL

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 APRIL 21, 2005.

Motion

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

NEW BUSINESS

III-A DESIGN REVIEW PERMIT MODIFICATION & EXTENSION OF TIME – 725 VERNON STREET – ROCK OF ROSEVILLE -- FILE # DRPMOD 05-18 & DRPMOD 05-18A. The applicant requests approval of a Design Review Permit Modification to change the phasing of the project and to modify the building elevations. Phase 1 will consist of 21,600 square foot building with a 401 seat assembly area and 121 on-site parking spaces. Phase 2 will be a 16,150 square foot expansion with a 700 seat assembly area and 42 on-site parking spaces. The applicant is also requesting approval to extend the expiration date of the Design Review Permit by one year (from May 22, 2005 to May 22, 2006).

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

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

The following people spoke on this project:

Teresa Gemignani, 109 Marilyn Ave, Roseville

- Would like to see the current design be closer to the original phase 1 of the project

There was discussion on the following:

- Design: tile vs. brick
- Elevations reviewed in this meeting would be the designs approved/disapproved to use in future
- New condition 3A provides for front elevation to be similar to approved phase 1 of this project
- On-site and street parking available for project
- Roofing materials & equipment on roof

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

MOTION

Tom Lombrazo made the motion, which was seconded by Rex Clark, to adopt the two (2) findings of fact for the Design Review Permit Modification; approve the Design Review Permit Modification with 14 conditions of approval with a modification to condition 3 a; adopt the two (2) findings of fact for the Extension of Time; and, approve the Extension of Time with two (2) conditions of approval.

- 3 a. The Phase 2 building elevations shall include a tiled hip roof element and other similar elements to the original design shall be added to the western corner of the Vernon Street elevation that wraps around to the Pratt Street elevation similar to the original approval to the satisfaction of the Planning & Redevelopment Department.

The motion passed unanimously.

III-B DESIGN REVIEW PERMIT MODIFICATION – 10550 INDUSTRIAL AVENUE – ROSEVILLE COMMERCE CENTER & ARIZONA TILE – FILE# DRPMOD 05-22. The applicant requests approval of a Design Review Permit Modification to construct a single 27,405 square foot building on Lot 10 in place of the previously approved five-building Roseville Auto Center (58,834 square feet total). Buildings located on Lots 8 and 9 within the Roseville Commerce will each be increased in size by approximately 5,000 square feet.

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

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

There was discussion on the following:

- Tom Lombrazo requested the Chinese Pistache trees be replaced
- Driveway access agreement; reciprocal access to driveway
- Emergency access to driveway
- South corner elevation

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

MOTION

Tom Lombrazo made the motion, which was seconded by Rex Clark, to adopt the two (2) findings of fact for the Design Review Permit Modification; and approve the Design Review Permit Modification subject to one hundred, ten (110) conditions with modifications to conditions 11 a and 26 as follows:

- 11 a. The Landscape Plan shall be revised to incorporate a variety of 15-gallon and 24" box trees, and 1- and 5-gallon shrubs between Arizona Tile and Highway 65. The planting plan shall use two to three (2-3) varieties of trees, preferably evergreen. The plan shall include grouping of trees such as Coast Redwood and Deodor Cedar, interspersed with shrub groupings to achieve a density of landscaping similar to previously approved projects in the vicinity. The Chinese Pistache tree shall be replaced with London Plane trees or a similar tree. (Planning)
26. The applicant shall provide to the City a copy of a recorded access easement or agreement granting reciprocal access between the Arizona Tile site, Roseville Commerce Center and H.B. Fuller that reflects the full extent of the southern access road. Prior to the approval of the improvement plans for Buildings 1 - 9 the applicant shall also provide to the City a copy of a recorded access easement or agreement granting ~~reciprocal access to between the Roseville Commerce property and~~ the sixty-five foot (65') wide private utility and ingress and egress easement located within the Parkside Industrial project. Demonstration of access to the

easement within the Parkside Industrial project is not required for construction of Arizona Tile (Building 10). (Engineering)

The motion passed unanimously.

III-C SIGN VARIANCE – 9500 FAIRWAY DRIVE – FAIRWAY CREEK SHOPPING CENTER – FILE # SV 05-01. The applicant requests approval of a Sign Variance for the Fairway Creek Shopping Center, specifically for the purposes of allowing a second monument sign for the center.

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

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

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

MOTION

Tom Lombrazo made the motion, which was seconded by Rex Clark, to adopt the three (3) findings of fact for approval of the Sign Variance; and approve the Sign Variance.

REPORTS/COMMENTS/COMMISSION/STAFF
(Robles)

ORAL COMMUNICATIONS: None

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Tom Lombrazo made the motion, which was seconded by Rex Clark, to adjourn to the meeting of June 16, 2005. The motion passed unanimously at 5:15 P.M.