

**CITY OF ROSEVILLE
DESIGN COMMITTEE MEETING
SEPTEMBER 15, 2005
MINUTES**

Committee Members Present: Naaz Alikan, Anna Robertson

Committee Members Absent: Rex Clark (excused)

Staff Present: Chris Robles, Senior Planner
Wendy Hartman, Associate Planner
Tricia Stewart, Assistant Planner
Michelle Sheidenberger, Associate City Attorney
Carmen Bertola, Recording Secretary

CONSENT CALENDAR

The Consent items listed below will be continued to the Design Committee Meeting of October 20, 2005, due to a lack of quorum.

II-A MINUTES OF AUGUST 18, 2005.

II-B SIGN VARIANCE & PLANNED SIGN PERMIT PROGRAM – 915 HIGHLAND POINTE DRIVE – NCRNSP PARCEL 43 (HIGHLAND POINTE OFFICE COMPLEX) – FILE# SV 05-04 & PSPP 05-04. The applicant requests approval of a Sign Variance to allow up to 318 square feet of wall sign area per building where the Sign Ordinance allows for 200 square feet of wall sign area per building and to increase the permitted area for directory signs from 16 square feet to 24 square feet in size. Approval of a Planned Sign Permit Program to establish a comprehensive sign program for the Highland Pointe Office Complex is also being requested. Applicant: Mark Lloyd, Weidner Architectural Signage. Owner: Charles Sumner II, Mourier Land Investment Corp. (Hartman)

OLD BUSINESS

III-A SIGN VARIANCE – 1260 PLEASANT GROVE BLVD – NWRSP PARCEL 11 BRETON VILLAGE) – FILE# SV 04-04. The applicant requests approval of a Sign Variance to allow for two freestanding monument signs where the sign ordinance only permits one freestanding sign and to replace the existing neighborhood identification sign and landscaping with a new sign that includes a plaza area and water feature. Project Applicant/Owner: Paul Bollinger, Bollinger Investment Company. (Hartman)

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

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

Applicant, Paul Bollinger, 501 Fulton Ave., Sacramento, 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:

- Uniqueness of the project with the mix of business and retail.

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

MOTION

Naaz Alikan made the motion, which was seconded by Anna Robertson, to Adopt the three (3) findings of fact for approval of the Sign Variance; and Approve the Sign Variance, as submitted in the Staff Report.

The motion passed unanimously.

NEW BUSINESS

IV-A DESIGN REVIEW PERMIT – 111 ASH STREET (STORAGE WAREHOUSES) – FILE NO: DRP-000044.

The applicant requests approval of a Design Review Permit to construct two warehouse buildings totaling 4,000 square feet with associated parking, landscaping, and lighting facilities. Project Applicant – Terry Sturgis, Roseville Design Group. Property Owner – Curt & Mary Longway and William & Donna Perkins. (Hartman)

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

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

Applicant, Terry Sturgis, 106 Church Street, Suite 1, 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.

Acting Chair Robertson 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 92 conditions of approval, as submitted in the Staff Report.

The motion passed unanimously.

IV-B PLANNED SIGN PERMIT PROGRAM – 7451 FOOTHILLS BOULEVARD – PLEASANT GROVE PAVILIONS - FILE # PSP-000022.

The applicant requests approval of a Planned Sign Permit Program (PSPP) modification for the Pleasant Grove Pavilions retail center. The proposed sign program would modify existing criteria to allow for internally illuminated channel letter signs and allow for signs on the north end of building B1 to exceed the maximum height of 36 inches. Applicant: Capital Neon, Cynthia Durfee. Owner: Batch Pleasant Grove, L.P., Robert Batch. (Stewart)

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

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

Applicant, Cynthia Durfee, 5920 Rosebud Lane, Sacramento, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Tracey Bucey, 2596 Waterford Glen Circle, Roseville, business owner, addressed the Committee and responded to questions.

There was discussion on the following:

- Location of signs on building.
- 36" vs. 44" lettering size.
- Aesthetics and comparisons of line signage and stacked signage.
- Balance of scale of sign to building.
- Setting precedence for future signage modification applications, if approved.

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

MOTION

Naaz Alikan made the motion, which was seconded by Anna Robertson, to Adopt the two (2) findings of fact for the Planned Sign Permit Program; and Approve the Planned Sign Permit Program subject to two (2) conditions of approval, as submitted in the Staff Report.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

ORAL COMMUNICATIONS: None

ADJOURNMENT

Acting Chair Robertson 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 October 20, 2005. The motion passed unanimously at 4:32 P.M.