

AGENDAS ARE AVAILABLE ON THE INTERNET AT WWW.ROSEVILLE.CA.US

DESIGN COMMITTEE MEETING
AGENDA
OCTOBER 20, 2005
4:30 PM – 311 VERNON STREET
CIVIC CENTER – MEETING ROOMS 1 & 2

COMMITTEE MEMBERS:

Rex Clark, Chair
Anna Robertson, Vice Chair
Naaz Alikhan

STAFF:

Chris Robles, Senior Planner
Wendy Hartman, Project Planner
Derek Ogden, Associate Planner
Wayne Wiley, Assistant Planner
Michelle Sheidenberger, Associate City Attorney
Chris Kraft, Associate Engineer
Jennifer Lloyd, Recording Secretary

I. ROLL CALL

- II. CONSENT CALENDAR** The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each item may be considered separately upon requests by the audience, the Design Committee or the staff. Any item removed will be considered following old business.

A. MINUTES OF SEPTEMBER 15, 2005

- B. DESIGN REVIEW PERMIT – 951 PLEASANT GROVE DRIVE – TACO BELL RESTAURANT – DRP-000049.** The applicant requests approval of a Design Review Permit Modification to construct a 2,927 square foot restaurant building with minor changes to the site improvements. The proposed site is located on a vacant pad within the Pleasant Grove Retail Center. The center is located on the Southwest corner of Pleasant Grove Drive and Highland Point Drive on Parcel 21A of the North Central Roseville Specific Plan (NCRSP). (Wiley)

III. OLD BUSINESS

- A. 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. (Hartman)

THIS ITEM WAS CONTINUED FROM THE MEETING OF SEPTEMBER 15, 2005

IV. NEW BUSINESS

- A. DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT – 10221 FAIRWAY DRIVE – FAIRWAY COMMONS III – DRP-000042 & LLA-000024.** The applicant requests approval of a Design Review Permit to construct a 5,700 square foot retail building with site improvements, including parking, lighting, and landscaping. The applicant also requests a Lot Line Adjustment to merge the .58-acre site with the adjacent parcel. The site is located on a vacant pad at the southwest corner of Foothills Boulevard on Parcel 46B of the Highland Reserve North Specific Plan (HRNSP). (Wiley)

- B. **DESIGN REVIEW PERMIT – 1382 BLUE OAKS BL. – BLUE OAKS OFFICE PARK (FILE # DRP 05-24)**. The applicant requests approval of a Design Review Permit to construct a single office building totaling 22,850 square feet. (Ogden)
- C. **DESIGN REVIEW PERMIT AND PARCEL MAP – 2990 FOOTHILLS BL. – VINEYARDS AT FOOTHILL (FILE # DRP 05-06 & PM 05-07)**. The applicant requests approval of a Design Review Permit to construct two retail buildings totaling 21,338 square feet. The project also includes a 4,657 square foot convenience restaurant with drive thru and gas station building. The applicant also requests a parcel map to create three separate parcels within the complex. (Ogden)

V. **REPORTS FROM PLANNER**
(Robles)

- VI. **ORAL COMMUNICATIONS** Note: Those addressing the Design Committee on any item or under Oral Communications are limited to five (5) minutes, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

VII. **ADJOURNMENT**

- Notes:
- (1) The applicant or applicant's representative must be present at the hearing.
 - (2) Complete Agenda packets are available for review at the main library or in the Planning & Redevelopment Department.
 - (3) All items acted on by the Design Committee may be appealed to the City Council.
 - (4) No new items will be heard after 7:00 p.m.
 - (5) No smoking permitted in the building.
 - (6) If you plan to use audio/visual material during your presentation, it must be submitted to the Planning & Redevelopment Department 24 hours in advance.

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning & Redevelopment Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.