

**CITY OF ROSEVILLE  
DESIGN COMMITTEE MEETING  
MARCH 16, 2006  
MINUTES**

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

Committee Members Absent:

Staff Present: Chris Robles, Senior Planner  
Eileen Bruggeman, Project Planner  
Derek Ogden, Associate Planner  
Tricia Stewart, Assistant Planner  
Chris Dougherty, Assistant Planner  
Wayne Wiley, Assistant Planner  
Michelle Scheidenberger, Associate City Attorney  
Chris Kraft, Associate 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 that Item II-D be pulled from the consent calendar and be heard separately.

Chair Clark asked for a motion to approve the Consent Calendar as listed below:

**II-A MINUTES OF MINUTES OF FEBRUARY 16, 2006.**

**II-B DESIGN REVIEW PERMIT MODIFICATION – SIERRA DOUGLAS RETAIL MODIFICATION – 8200 SIERRA COLLEGE BOULEVARD – DRP-000092.** The applicant requests approval of a Design Review Permit Modification to renovate the façades of two (2) retail buildings, totaling 24,273 square feet. The remodel will involve construction of corner towers with concrete roof tiles; addition of decorative grillwork, new exterior lighting, and faux windows; creation of lattice-covered walkways; re-painting with a new color palette; and landscaping.

**II-C DESIGN REVIEW PERMIT- VILLEMONT POOLHOUSE - 950 PLEASANT GROVE BLVD. DRP-000097.** The applicant requests approval of a Design Review Permit to construct a 2,800 square foot pool house in conjunction with Villemont Condominiums (NCRSP Pcl 18c).

**MOTION**

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to approve the minutes of February 16, 2006 as submitted and items II-B and II-C.

Chair Clark abstained from voting on the minutes due to being absent from the meeting of February 16, 2006.

**PULLED FROM CONSENT CALENDAR:**

**II-D SIGN VARIANCE – 1431 ROCKY RIDGE DRIVE – JOHN L. SULLIVAN FAMILY LP – V-000022.** The applicant requests approval of a Sign Variance for a second monument sign for the Sullivan Auto Group Parking Facility.

Assistant Planner, Chris Dougherty, presented the staff report and responded to questions.

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

Applicant, John Gray, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and were in agreement with staff's recommendations.

There was discussion on the following:

- Purpose of the variance for a new sign
- Transport vehicle destination identification

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

**MOTION**

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to adopt the three findings of fact for the approval of the Sign Variance; and approve the requested Sign Variance.

The motion passed unanimously.

**NEW BUSINESS**

**III-A DESIGN REVIEW PERMIT MODIFICATION (DRPMOD) – 1535 EUREKA ROAD – CENA DI MARE - (FILE# DRP-000088).** Applicant requests approval to modify the existing site plan to allow for a larger water feature within the landscaped setback.

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

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

Applicant, Jerry Alass, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and were in agreement with staff's recommendations.

There was discussion on the following:

- Recycled water not available in this project area
- Valet parking
- Material used on the building
- View from Eureka Rd.

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

## MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to adopt the two (2) findings of fact for the Design Review Permit Modification; and approve the Design Review Permit Modification with modifications to the conditions of approval as follows:

- ~~12. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)~~
- ~~13. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow (2,000 GPM) and the fire sprinkler system (GPM to be determined). (Fire)~~
- ~~16. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)~~

The motion passed unanimously.

**III-B DESIGN REVIEW PERMIT – 913 PLEASANT GROVE BOULEVARD – SONIC RESTAURANT – DRP-000061.** The applicant requests approval of a Design Review Permit to construct a 1,718 square foot restaurant building with a drive through and site improvements within the Pleasant Grove Retail Center.

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, Jerry Alass, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and were in agreement with staff's recommendations.

There was discussion on the following:

- Column size (12" vs. 18")
- Material of columns
- Signs
- Alternate sign on top of the building
- Canopies to match project
- Exposure of drive-thru lane to Highland Ridge Rd. and Highland Point Dr.
- Screen of the drive-thru with a 30" wall
- Landscaping materials
- Street view of the raised parapets

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

## MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to adopt the four (4) findings of fact for the Design Review Permit; and approve the Design Review Permit with ninety-nine (99) conditions of approval with modifications as follows:

14. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
  - a. *The sign tower shall be enclosed on the west and east elevations and shall be stucco and painted to match the building. (Planning)*
  - b. *The sign tower shall be modified to extend the canopy past the edge of the tower and the tower shall be shortened and widened proportionately.*
  - c. *The back side of the raised parapet shall be boxed in and painted to match the building.*

The motion passed unanimously.

**THIS ITEM WAS CONTINUED TO THE MEETING OF APRIL 20, 2006.**

**III-C DESIGN REVIEW PERMIT AND ADMINISTRATIVE PERMIT – 5010 FOOTHILLS BL. – NWRSP PCL 86, SONIC RESTAURANT (FILE #'S: DRP-000047 & AP-000102).** The applicant requests approval of a Design Review Permit to construct a convenience restaurant building totaling 1,718 square feet with associated car canopies, order boards, parking, landscaping, and lighting; the applicant also requests approval of an Administrative Permit to reduce the required parking for a convenience restaurant from 49 spaces to 36.

**REPORTS/COMMENTS/COMMISSION/STAFF**

Staff updated the committee on the processing of the following projects:

- 400 Sunrise Av Building

Staff introduced new assistant planners Ron Miller and Chris Dougherty and associate planner Joanna Cucchi to the committee.

**ORAL COMMUNICATIONS:** None

**ADJOURNMENT**

Chair Clark asked for a motion to adjourn the meeting.

**MOTION**

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to adjourn to the meeting of April 20, 2006. The motion passed unanimously at 5:30 P.M.