

Committee Members Present: Naaz Alikhan, Robert Dugan, Anna Robertson

Committee Members Absent: Kim Hoskinson

Staff Present: Mike Isom, Senior Planner
Joanna Cucchi, Associate Planner
Michelle Sheidenberger, Deputy City Attorney
Marc Stout, Senior Engineer
Carmen Bertola, Recording Secretary

CONSENT CALENDAR

Acting Chair Dugan asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

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

II-A. MINUTES OF SEPTEMBER 18, 2008.

Motion

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to approve the Consent Calendar as submitted.

The motion passed with one abstention.

Robert Dugan abstained from the minutes due to his absence from the meeting of September 18, 2008.

NEW BUSINESS

III-A. DESIGN REVIEW PERMIT – 8051 WASHINGTON BLVD (NIPA FIRESTONE BUILDING) – FILE # 2008PL-132; PROJECT # DRP-000275. The applicant requests approval of a Design Review Permit to construct an 8,142 square-foot Firestone Tire Store with associated site improvements on a portion of a 7.46-acre property, located at 8051 Washington Bl. Project Applicant: Sean Davis, Ruggeri – Jensen – Azar (RJA). Property Owner: Tom Manz and Stephen Pease, KMS. (Cucchi)

Associate Planner, Joanna Cucchi, presented the staff report and staff report addendum, and responded to questions.

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

Applicant, John Tallman, representing KMS Communities, 401 Derek Place, 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 with the exception of condition 10 and respectfully asked the Committee to remove it as a condition of approval.

The following people addressed the Committee:

Angie Sequin, Embree Construction Group, 4747 Williams Dr, Georgetown, TX, addressed the Committee and responded to questions.

There was discussion on the following:

- Addendum presented;
- Building elevation as it faces Washington Bl;
- Depth of east elevation and wall plane variation;
- Stucco type of finish for the parapet at the back of the building;
- Compromise condition 10; applicant proposes 6" depth for the wall plane variation; staff proposes 18" depth for the wall plane variation.
- Committee pleased with project and appreciated stone choice;
- Preference for east side façade wall plane variation to be more than 6" in depth for a more definitive appearance;
- Applicant expressed concern that increasing depth would necessitate a wood framing for the arch and would increase building cost;
- Reviewed depth of eyebrow trellis and compared it with the proposed 6" depth for the wall plane variation;
- Although the Committee would prefer the wall plane variation depth to be 18", they would consider leaving it at a 6" depth;
- No number established by design guidelines for projections;
- Committee agrees that project is exceptional in its design as it provides 4-sided elevation; and it establishes that the project is located within a commercial district rather than retail district;
- The visual experience all around the building will be consistent even though west side of building will face industrial buildings.
- An 8" depth for the wall plane variation will be seriously considered by builder.

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

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to Adopt the Negative Declaration; Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with seventy-seven (77) conditions of approval as submitted in the staff report and as amended below.

MODIFIED DESIGN REVIEW PERMIT CONDITIONS OF APPROVAL – DRP-000275:

~~10. The minimum wall plane variation for projecting features shall be 18 inches. (Planning)~~

11. The project Landscape Plans shall comply with the following:

- a. ~~A diversity variety of shrubs shall be included for the along Washington Boulevard landscape corridor to the satisfaction of the Planning Department to improve the visual appearance of the landscape corridor (color, texture, etc). The palette shall~~ Options may include a mix of water efficient ground covers, evergreen, and flowering shrubs
- b. Secondary evergreen trees shall be added to the parking lot "fingers" adjacent to the Washington Boulevard landscape corridor. The Chinese Hackberry tree placement shall be adjusted accordingly.

- c. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - d. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - e. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - f. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55).
 - g. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
24. Developer shall be responsible for ~~the installation~~ 50% of the cost of a bus shelter and entirety of related improvements conforming to the city's current standards on the shelter pad as provided in conditioned 23 above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on south bound Washington Boulevard approximately 140-feet south of the proposed A-7 driveway as measured from the southern curb return to the pad center line. (shelter number 05-205) (Public Works)
- 38 Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. With the exception of the sewer segment from the point of connection to the existing 15" sewer main within the 25' easement to the first upstream manhole, W water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, ~~unless authorized in these conditions of approval~~ approved by the Environmental Utilities Director.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval.
 - d. The project shall maintain the existing 25' easement for the existing water and sewer mains. Future maintenance of these facilities shall be contained within said easement. No trees or permanent structures shall be allowed within the 25' easement except with the approval of the Environmental Utilities Director. (Environmental Utilities)

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

- Introduction of new Design Committee Recording Secretary;

- Next month's Design Committee Meeting will consist of reviewing the Downtown Specific Plan. Please plan on at least 1 hour.

ORAL COMMUNICATIONS: None

ADJOURNMENT

Acting Chair Dugan 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 February 19, 2009. The motion passed unanimously at 5:02 P.M.

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