



Committee Members Present: Naaz Alikhan, Mike Motroni, David Larson,  
Committee Members Absent: Audrey Huisking, Excused  
Staff Present: Chris Burrows, Senior Planner  
Ron Miller, Associate Planner  
Wayne Wiley, Associate Planner  
Michelle Sheidenberger, Senior Deputy City Attorney  
Matt Todd, Assistant Engineer  
Carmen Bertola, Recording Secretary

**WELCOME** 4:30pm

**ROLL CALL** (Silent)

**CONSENT CALENDAR**

Vice-Chair Alikhan asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Vice-Chair Alikhan asked for a motion to approve the Consent Calendar as listed below:

**II-A MINUTES OF MAY 17, 2012.**

**MOTION**

David Larson made the motion, which was seconded by Mike Motroni, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

**NEW BUSINESS**

**III-A. DESIGN REVIEW PERMIT – 201 EDDIE DRIVE – ROSEVILLA MONTESSORI SCHOOL- FILE #2011PL-104; PROJECT #DRP-000413.** The applicant requests approval of a Design Review Permit to convert an existing single family residence into a commercial day care center with associated parking and landscaping. Project Applicant/Owner: Habib Golban. (Miller)

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Vice-Chair Alikhan opened the public hearing and invited comments from the applicant and/or audience.

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

Public Comment:

- None

Committee Discussion:

- Pleased to see a business looking to fill an otherwise vacant home;
- Maximum number of children at school;
- Review of parking spaces, configuration, and student drop-off / pick-up area;
- Ideal location for business.

Vice-Chair Alikhan closed the public hearing and asked for a motion.

MOTION

Mike Motroni made the motion, which was seconded by David Larson, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with sixty-seven (67) conditions of approval as submitted in the staff report.

The motion passed unanimously.

**III-B. DESIGN REVIEW PERMIT – 361 ROSEVILLE SQUARE – ROSEVILLE SQUARE AUTO ZONE - FILE #2012PL-030; PROJECT #DRP-000431.** The applicant requests approval of a Design Review Permit to construct a 7,842 square foot retail building for an Auto Zone auto parts store. Applicant: Bob Eynck, RFE Engineering. Owner: Gus Gianulias, Roseville Square LLC. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Vice-Chair Alikhan opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Bob Eynck, RFE Engineering, addressed the Committee and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

None.

Committee Discussion:

- Access to Estates Ave and Harding Blvd will remain the same;
- Auto Zone will be a retail only establishment and will not provide any vehicle repair;
- Good project for that corner, definitely a good addition;
- Possible opening late this year or early next year (2013).

Vice-Chair Alikhan closed the public hearing and asked for a motion.

MOTION

Mike Motroni made the motion, which was seconded by David Larson, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with sixty-six (66) conditions of approval as submitted in the staff report.

The motion passed unanimously.

**REPORTS/COMMENTS/COMMISSION/STAFF**

There will be a Design Committee meeting in July.

**ORAL COMMUNICATIONS**

None

**ADJOURNMENT**

Vice-Chair Alikhan asked for a motion to adjourn the meeting.

**MOTION**

David Larson made the motion, which was seconded by Mike Motroni, to adjourn to the meeting of July 19, 2012. The motion passed unanimously at 4:48P.M.