



Committee Members Present: Joe McCaslin, Mike Motroni, Daniel Wesp

Committee Members Absent: None

Staff Present: Chris Burrows, Planning Manager
Greg Bitter, Principal Planner
Lauren Hocker, Associate Planner
Derek Ogden, Associate Planner
Michelle Sheidenberger, Senior Deputy City Attorney
Marc Stout, City Engineer
Julie Pistone, Recording Secretary

WELCOME

ROLL CALL (Silent)

CONSENT CALENDAR

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

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

II-A. MINUTES OF APRIL 17, 2014.

MOTION

Committee Member Wesp, made the motion, which was seconded by Committee Member Motroni, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

NEW BUSINESS

III-A. DESIGN REVIEW PERMIT – 998 SUNRISE AV – SUNRISE POINTE PAD BUILDING – FILE # PL14-0580. The applicant requests approval of a Design Review Permit for a new retail pad building totaling 5,000 sq. ft. The project also includes a vehicle drive-through. Owner: Stephen Patterson, Patterson Properties

Associate Planner, Derek Ogden , presented the staff report and responded to questions.

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

Applicant, Adam Lehner, Borges Architects, 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:

- The project is an improvement
- In favor of the tower element on the corner
- Likes how it matches the surrounding buildings in the area

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

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Wesp, to adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to seventy-five (75) conditions of approval.

The motion passed unanimously.

III-B. DESIGN REVIEW PERMIT – 3975 DOUGLAS BL – QUICK QUACK CAR WASH – FILE # PL14-0311. The applicant requests approval of a Design Review Permit for the purpose of removing all of the existing site improvements (landscaping, pavement, and a 1,880-square-foot building) and constructing a new automatic drive-through car wash and associated site improvements. Owner: Jason Johnson, QQ Sacramento-611 LLC

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Applicant, Jason Johnson, Quick Quack Car Wash, 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.

Resident, Julie Hirota, addressed the Committee with the following question.

Public Comment:

Are there any other businesses along Douglas Blvd. that have an exit only driveway as this car wash does?

Committee Discussion:

- Front elevations
- Landscaping between the building and the wall on backside of property
- Stacking distance of the cars and the modification of the shared driveway
- Landscaping along the frontage
- Building design fits well with the adjacent office complex
- Improvement to the property
- Like the design

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

MOTION

Committee Member Wesp made the motion, which was seconded by Committee Member Motroni, to adopt the four (4) findings of fact for the Design Review Permit, and approve the Design Review Permit subject to seventy-seven (77) conditions of approval.

The motion passed unanimously.

III-C. DESIGN REVIEW PERMIT – 5010 FOOTHILLS BL – DUNKIN DONUTS – FILE # PL14-0527.

The applicant requests approval of a Design Review Permit for a new Dunkin Donuts retail building, including a drive-through. Owner: Devinder S. Sahota, Sahota Enterprises, Inc.

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Applicant, Jessica Steiner, Bickel Group Architecture addressed the Committee and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

None

Committee Discussion:

- Traffic impact with regards to the raised divide in the driveway between the exit and the entrance
- The number of valley gutters

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

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Wesp, to adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to seventy-three (73) conditions of approval.

The motion passed unanimously.

III-D. DESIGN REVIEW PERMIT – 1900 BLUE OAKS BL – AVIA AT FIDDYMENT RANCH – FILE #

PL14-0504. The applicant requests approval of a Design Review Permit for a 300-unit apartment complex, consisting of 15 buildings, a clubhouse and pool, parking, and other related improvements. Owner: James C. Ghielmetti, West Roseville Development Co.

Committee Member Motroni declared he has a conflict of interest due to his company working with the owner on some of his projects. He asked to be recused and then left the room.

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Applicant, John Burkett, Pacific West, 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.

Condition 37 was to be modified to state that the project shall be addressed consistent with the City's addressing guidelines.

Resident, Geoff Clifton, addressed the Committee with concerns about this development.

Public Comment:

Was Initial Study made available to the public?

Concerned this project is significant to the residents in the area.

Where is the soil going to be relocated?

Pollution level from the diesel trucks
Landscaping
Noise during & after construction
Dust during construction
Traffic

Committee Discussion:

- Clarification of the environmental document (Mitigated Negative Declaration)
- Clarification regarding removal of the sound wall
- Plans for more grocery stores and commercial business in this area
- Clarification of the Main entry (at Harvey & Orchard)

There are mitigation measures that will be taken into consideration.

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

MOTION

Committee Member Wesp made the motion, which was seconded by Committee Member Motroni, to adopt the Negative Declaration; adopt the four (4) findings of fact for the Design Review Permit, and approve the Design Review Permit subject to eighty-eight (88) conditions of approval including the amendment to condition 37 which states the project shall be addressed consistent with the City of Roseville addressing guidelines.

The motion passed unanimously.

Committee Member Motroni returned to the room.

REPORTS/COMMENTS/COMMISSION/STAFF

Principal Planner, Greg Bitter, let the committee know about the Parking Workshop that will also include an overview of the Compact Residential Design Guidelines.

Principal Planner, Greg Bitter, stated that this is Chris Burrows last Design Committee Meeting as he retires next Wednesday, January 21, 2015.

Chair McCaslin thanked Chris Burrows for his years of service.

Chair McCaslin announced that Planning Commissioner, Julie Hirota, is the new Design Committee Alternate.

ORAL COMMUNICATIONS None

ADJOURNMENT

Chair McCaslin asked for a motion to adjourn the meeting.

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Wesp, to adjourn to the meeting of February 18, 2015. The motion passed unanimously at 5:35 P.M.