



**MINUTES**  
December 20, 2018

DESIGN COMMITTEE  
4:30 p.m.  
Civic Center Meeting Room 1 & 2  
311 Vernon Street  
Roseville, California  
www.roseville.ca.us

**1. CALL TO ORDER**

Chair Mendonsa called the meeting to order at 4:30pm.

**2. ROLL CALL**

Present: Mendonsa, Motroni, Wesp

**3. CONSENT CALENDAR**

Motion by Daniel Wesp, seconded by Mike Motroni, to approve Consent Calendar. The Motion Passed.

Roll call vote: Ayes: Mendonsa, Motroni, Wesp

**3.1. Minutes of April 19, 2018**

Committee Member Wesp notated that the statement "the lack of grass is not a deviation from the current landscaping" in the April 19, 2018 minutes was a concession.

**4. REQUESTS/PRESENTATIONS**

**4.1. Design Review Permit – 1260 Pleasant Grove Blvd. – NWRSP PCL 11A Artis Senior Living Facility – File # PL18-0286**

**REQUEST**

The applicant requests approval of a Design Review Permit to allow the construction of a 37,287-square foot, 72-bed memory care senior living facility,

as well as new parking, landscaping, and site lighting, on Parcel 11A in the Northwest Roseville Specific Plan area.

*Applicant:* Jason Erb, Artis Senior Living, LLC. *Owner:* Peter P. Bollinger Investment Company.

## **RECOMMENDATION**

The Planning Division recommends that the Design Committee take the following actions:

- A. Consider the Addendum to the Breton Village Mitigated Negative Declaration.
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-four (94) conditions of approval.

Associate Planner, Shelby Vockel, presented the staff report.

Chair Mendonsa invited questions from the committee members.

Committee Discussion:

- Addendum to EIR.
- Like the building design.
- What will be in Parcel 11B?
- What about project from prior plans?
- Will this be tied into single family homes?
- Landscaping in front of the building, will there be enough?
- Will there be enough landscaping along Pleasant Grove Blvd.?
- Will the grass in the basin be green all year?
- Will the grass be green all the way down the corridor, near AM/PM?

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

Joey Daggett, representing Gateway Engineering, stated he had received a copy of the staff report and was in agreement with the staff's recommendations. He confirmed that different types of grass can be used. Additionally, there will be a 50-foot landscape setback.

Rick Bell, representing Artis Senior Living, stated he was excited to bring the project to the City.

Chair Mendonsa opened public comment. Hearing none, Chair Mendonsa closed public comment.

Chair Mendonsa invited questions and comments from the committee members.

Committee Discussion:

- Good project.
- A good use of the corner.
- Like the ability to be flexible with the landscaping.

- Is it possible to have the landscaping more turf-like?

Chair Mendonsa closed the public hearing.

Motion by Mike Motroni, seconded by Daniel Wesp, to approve the Design Review Permit. The Motion Passed.

Roll call vote: Ayes: Mendonsa, Motroni, Wesp

## **5. BOARD MEMBER / COMMISSIONER / STAFF REPORT**

### Staff Reports

- There will not be a Design Committee meeting in January of 2019. However, there will be a meeting in February of 2019.
- Jodie Munson, Office Assistant, and Shelby Vockel, Associate Planner, were introduced to the Design Committee.
- Appreciation was extended to Committee Member Mike Motroni for his years of service on the Design Committee.

### Committee Reports

- Committee Member Mike Motroni extended his appreciation for the opportunity to have served on the Design Committee for the past eight years.

## **6. PUBLIC COMMENTS**

Chair Mendonsa opened the Oral Communication period. Hearing none, Chair Mendonsa closed the Oral Communication period.

## **7. ADJOURNMENT**

Motion by Daniel Wesp, seconded by Mike Motroni, to adjourn the meeting. The Motion Passed unanimously at 4:53pm with a voice vote.