



DRAFT MINUTES

December 16, 2021

DESIGN COMMITTEE MEETING

4:30 P.M.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, California

www.roseville.ca.us

1. CALL TO ORDER

Chair Prior called the meeting to order at 4:30 p.m.

2. ROLL CALL (SILENT)

Present: Clark, Poulsen, Prior

Absent: None

3. CONSENT CALENDAR

3.1. Minutes of September 19, 2019

Motion by Committee Member Poulsen, seconded by Committee Member Clark, to approve the minutes of September 19, 2019.

The Motion Passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. WRSP PCL F-21 – Fiddymont Apartments, 2151 Blue Oaks Bl, File # PL21-0087

REQUEST

The applicant requests approval of a Design Review Permit to allow the development of a 342-unit, three-story apartment complex with 659 parking spaces, clubhouse, pool, and associated site amenities. The request also includes a Tree Permit to allow the removal of one native oak tree, and encroachment into the driplines of three (3) oak trees that will be retained on site.

Associate Planner, Shelby Maples, presented the staff report.

Chair Prior invited questions from the Committee members.

Committee Discussion:

- Discussion of tree #1571
 - A Committee Member asked what the condition of the tree was after the recent storm. Applicant responded that while there had been an update to the arborist report in November 2021, no additional assessment had been done after the storms.
 - A Committee Member asked if the tree is a hazard or damaged will it be replaced in kind? Staff responded that the City works with the developer and the project arborist when a preserved tree becomes hazardous and needs to be removed.
- Committee members liked that the landscaping exhibit showed that many Valley Oaks are planned to be planted within the project.

Chair Prior opened the Public Hearing and invited comments from the representative for the project and/or audience.

Applicant representative, Chris Kelley, LPAS Architecture + Design, stated he had received a copy of the staff report and was in agreement with staff's recommendations. He responded to Committee members' questions.

Committee Discussion with Applicant:

- A Committee Member asked if the development will be phased. Applicant responded that the 342 units will be staggered into five (5) stages with 50-80 units per stage with 2 months per phase.
- A Committee Member asked with the current materials shortage how will substitutions of proposed materials be addressed. Applicant responded that they will work with staff to find an acceptable material match.
- A Committee Member liked the proposed fiber cement siding to be used throughout the project.
- A Committee Member liked the clean design of the project.
- A Committee Member liked how the trees are incorporated into the design.
- A Committee Member requested that the applicant try to preserve tree #1571.

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period and Public Hearing.

Motion by Committee member Poulsen, seconded by Committee member Clark, to:

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-five (85) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion Passed unanimously with a voice vote.

4.2. NIPA PCL 50 - Warehouse, 751 Roseville Pw, File #PL21-0210

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 206,795-square-foot warehouse building and associated site improvements on an approximately 14.05-acre parcel in the North Industrial Plan area.

Staff and applicant requested that this item be continued to the January 20, 2022 Design Committee Meeting.

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Report

- There will be a January 20, 2022 Design Committee Meeting.
- Welcome to Committee Member Clark.

Committee Member Report

- None

6. PUBLIC COMMENTS

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

7. ADJOURNMENT

Motion by Committee Member Clark, seconded by Committee Member Poulsen, to adjourn the meeting. The Motion Passed unanimously at 4:49 p.m. with a voice vote.