



DRAFT MINUTES

January 20, 2022

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

2. ROLL CALL (SILENT)

Present: Clark, Poulsen, Covington

Absent: None

3. CONSENT CALENDAR

3.1. Minutes of December 16, 2021

Motion by Committee Member Clark, seconded by Committee Member Poulsen, to approve the minutes of December 16, 2021.

The Motion Passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. SVSP PCL KT-42 – Circle K, 5900 Baseline Rd, File # PL21-0233

REQUEST

The applicant requests approval of a Design Review Permit to allow the development of a 5,200 square foot convenience store with associated fuel canopy and car wash on a portion of Sierra Vista Specific Plan (SVSP) Parcel KT-42, a 8.47-acre site. The request also includes a Tentative Parcel Map to create a 2.0 acre parcel for the project, leaving the remaining portion of Parcel KT-42 for future development.

Associate Planner, Escarlet Mar, presented the staff report.

Chair Covington invited questions from the Committee members.

Committee Discussion:

- A Committee Member requested that the P. G. & E. pipeline on Baseline Road be identified. Staff responded by identifying the pipeline on Exhibit C.
- A Committee Member inquired if trees could be planted within the pipeline easement. Staff responded PG&E regulations and a settlement agreement with the utility and the property owners do not allow trees to be planted within 10 feet of the edge of the pipeline. However, low growing groundcover and shrubs would be planted in that area.
- A Committee Member asked if the monument sign design would be approved by this Design Review Permit. Staff responded that the monument sign design criteria is part of the Sierra Vista Specific Plan (SVSP) design guidelines and during improvement plan review the design of the monument sign would be reviewed and approved by Planning Staff.
- A Committee Member asked if the sidewalk could be moved further in to protect pedestrians on Baseline Road. Staff responded that there is a deceleration lane along the frontage of Baseline Rd. in order to safely accommodate the driveway entrance to the project site and Westbrook Bl. This deceleration lane requires the applicant attach the sidewalk in many locations. However, Engineering Staff will review the possibility of detaching the sidewalk along Baseline Rd. during improvement plan review.
- A Committee Member asked if there would be future storage facility in the area. Staff responded that the storage facility will be built just east of the future Parcel 2, as shown on the project parcel map..
- A Committee Member asked what the intent was for traffic entering and exiting the site. Staff responded that the driveway would allow right turns in and out of the site, but left turns into and out of the site from Baseline would be restricted.
- A Committee Member asked how many accessible parking spaces and how many electric vehicle charging stations would be required. Staff responded there are two accessible parking spaces for the site and two spaces are planned for electric vehicles in the future.
- A Committee Member expressed his appreciation for the attention to the design of the back of the building.

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

Applicant representative, William Scarbrough, stated he had received a copy of the staff report and was in agreement with staff's recommendations. He responded to Committee members' questions.

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

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

- A. Adopt the Circle K Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;

- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty (80) conditions of approval; and,
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-seven (37) conditions of approval.

The Motion Passed unanimously with a voice vote.

4.2. NIPA PCL 50 - Warehouse, 751 Roseville Pw, File # PL21-0210 (Continued from the 12/16/21 Design Committee Meeting)

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.

Associate Planner, Shelby Maples, presented the staff report.

Chair Covington invited questions from the Committee members.

Committee Discussion:

- A Committee Member asked why there was no sidewalk in the plan. Staff responded the sidewalk will be included in a separate project for the Roseville Parkway Extension and the overpass that will be constructed.
- Committee Members liked the proposed color palette.

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

Applicant representative, Michelle Azevedo, Ridge Capital Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendations. She responded to Committee members' questions.

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

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

- A. Consider the Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration; and,
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval.

The Motion Passed unanimously with a voice vote.

5. COMMITTEE MEMBER / STAFF REPORT

Staff Report

- There will be a February 17, 2022 Design Committee Meeting.
- Staff introduced Associate Planner Escarlet Mar to the Design Committee.

6. PUBLIC COMMENTS

Chair Covington opened the public comment period. Hearing none, Chair Covington 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 5:04 p.m. with a voice vote.