



DRAFT MINUTES

May 16, 2024

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

2. ROLL CALL SILENT

Present: Boyle, Clark, Haggenjos

Absent: None

3. CONSENT CALENDAR

3.1. Minutes of July 20, 2023

Motion by Committee Member Clark, seconded by Chair Haggenjos, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. Douglas Harding Corridor Specific Plan Parcel DH-43, 445 Roseville Square, File # PL23-0364

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 7,654-square-foot commercial pad building and associated site improvements on Parcel DH-43 in the Douglas Harding Corridor Specific Plan (DHCSP) area.

Associate Planner, Shelby Maples, presented the staff report responded to Committee Members questions.

Committee Discussion

- A Committee Member expressed concerns with the proposed parking located in front of the project as it is near the entrance from Douglas Boulevard. Staff responded that the project can be conditioned to extend the throat depth and create more safe distance when pulling off Douglas Bl.
- Committee Members expressed concerns with parking and traffic within Roseville Square. Individuals don't tend to go with the flow of the aisle but instead travel across the aisles. Staff acknowledge that the parking lot does have difficulties.
- A Committee Member asked if the parking spaces located in front of the project are compact. Staff confirmed that they are not compact parking spaces.
- A Committee Member asked if there was a protected lane for pedestrians to cross from the project to the parking lot. Staff responded that there were possible solutions such as a raised speed table or hatched crosswalk that is ADA compliant.
- A Committee Member asked how delivery trucks would deliver their products. Staff responded that there is an alley between the proposed project and the existing building that could be used or delivery trucks could park in front.
- A Committee Member inquired if there were any existing environmental concerns due to the prior gas station located on the site. Staff responded that the site was remediated when the gas station was removed.
- A Committee Member expressed that this is a viable property for the project.
- A Committee Member asked about the landscaping. Staff responded that the applicant has submitted a landscaping plan and that the area along Harding and Douglas Boulevard will be replanted to match the existing center.

Chair Haggengjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Adam Lander, Borges Architectural Group, stated he had received the staff report and was in agreement with staff's recommendation. He also responded to questions from the Committee.

Committee Discussion with Applicant

- Applicant stated that the parking has been set back from the main drive aisle 12 feet providing customers the ability to back out and see a vehicle entering the parking lot.
- A Committee Member asked who controls the interior parking spaces. Applicant responded that Roseville Square is owned by the same person.

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

Staff Discussion with Committee

- To address the Committee's concerns the project could eliminate two (2) parking spaces along the front of the project to increase throat depth.

- Staff also asked if the Committee would like to recommend a dedicated walkway for pedestrians to get across the drive aisle with delineation on the pavement or raised table.

Motion by Committee Member Clark, seconded by Committee Member Boyle to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval with the addition of condition 2a. which states: *The site plan shall be revised to eliminate the two parking stalls nearest to Douglas Bl., increasing the throat depth of the Douglas Bl. driveway entrance. Additionally, a raised pedestrian path of travel shall be provided across the Douglas Bl. driveway to connect the new pad building to the existing parking lot.*

The Motion passed unanimously with a voice vote.

4.2. North Central Roseville Specific Plan Parcel 40 – Skilled Nursing Facility, 250 Conference Center Dr, File # PL24-0109

REQUEST

The applicant requests a Tentative Parcel Map to subdivide the 7.87-acre site into two parcels (A and B), and a Design Review Permit to allow construction of a single-story, 120-bed skilled nursing facility totaling 53,000 square feet on Parcel B. Parcel A will remain vacant.

Associate Planner, Kinnie Shallow, presented the staff report.

Committee Discussion

- A Committee Member requested clarification on what they were approving. Staff responded that the Design Committee is being asked to approve a Tentative Parcel Map and a Design Review Permit.
- A Committee Member asked if there were one (1) or two (2) owners. Staff responded that there is only one (1) owner.
- A Committee Member asked why composite roofing shingles were approved instead of a tile roof. Staff responded that the project is under the jurisdiction of the California Department of Health Care Access and Information (HCAI) and that it requires composite shingles to be used as it is a lighter material and less seismic.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant, Cliff Heeley, RangeCom Development, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Applicant Discussion with Committee

- He addressed the seismic and structural requirements with Committee Members. As it is an assisted living facility the building has the most stringent standards due to the

non-ambulatory nature of residents. Tiles are heavy and are required to be anchored individually with tie-wire for this type of project.

- A Committee Member asked who would run the facility. Applicant responded that it will be leased and run by a licensed operator.
- A Committee Member commented on the slope of the property. Applicant responded that a significant amount of fill dirt will be brought in to level the property.
- A Committee Member stated that there is a great need for these types of facilities.
- A Committee Member stated the project is architecturally beautiful.
- A Committee Member asked what the fire rating is on the composite shingles. Applicant representative stated 1-hour.

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

Motion by Committee Member Clark, seconded by Committee Member Boyle to:

1. Adopt the Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval.

The Motion passed unanimously with a voice vote.

5. COMMITTEE MEMBER / STAFF REPORT

Staff Report

- Staff introduced and welcomed Committee Member Boyle and Senior Deputy City Attorney Mike Christiansen to the Design Committee.
- The next Design Committee meeting may be held in July or August.

Committee Member Report

- A Committee Member asked about the planned hotels on Conference Center Drive. Staff responded that four (4) hotels have been approved in the plan area.
- A Committee Member asked if a bridge from the hotels to the Galleria Mall is still in the works. Staff responded that Alternative Transportation is searching for funding.

6. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

7. ADJOURNMENT

Motion by Committee Member Boyle, seconded by Committee Member Clark, to adjourn the meeting. The Motion Passed unanimously at 5:08 p.m. with a voice vote.