



DRAFT MINUTES

August 15, 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 June 20, 2024

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

The Motion passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. North Central Roseville Specific Plan Parcel 32 - AHC of Roseville Skilled Nursing Facility, 960 Gibson Dr, File # PL23-0290

REQUEST

The applicant requests a Design Review Permit to allow construction of a single-story, 46-bed skilled nursing facility totaling 42,445 square feet with associated parking, lighting, and landscaping.

Associate Planner, Escarlet Mar, presented the staff report.

Committee Member Discussion

- A Committee Member asked for clarification on the project's address as the applicant's website states 1001 Roseville Parkway. Staff responded that the Business Services Division has the project address is 960 Gibson Drive.
- A Committee Member asked who owns parcels 2, 3, 4, and 5. Applicant responded that the parcels are owned by the Bollinger family.
- A Committee Member commented that the project provides ample parking.
- A Committee Member asked if there is a future easement for reciprocal access and parking. Staff stated the easement is to provide future access between the parcels. Applicant responded that they have agreed to reciprocal parking and access.
- 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 composition shingles to be used as it is a lighter material and requires less seismic load for the roof framing.
- A Committee Member asked since the building is single story why a 48-foot faux roof element. Staff responded that it is an architectural feature that acts as a skylight to allow more natural light into the building.
- A Committee Member asked if Continuum Care is a separate entity that manages these facilities. Applicant responded that Advanced Health Care will manage the Roseville facility.
- A Committee Member asked if solar is required on commercial projects. Staff responded that the State of California has requirements, however, this project is under the jurisdiction HCAI.

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

Applicant Allen Warren, New Faze Development, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing no public comments, Chair Haggenjos closed the public comment period and Public Hearing.

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

1. Adopt the AHC of Roseville Skilled Nursing Facility Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-nine (79) conditions of approval.

The Motion passed unanimously with a voice vote.

5. BOARD MEMBER / STAFF REPORT

Staff Report

- Staff will have an item for the Design Committee meeting on September 19, 2024.

Committee Member Report

- None

6. PUBLIC COMMENTS

Chair Haggengjos opened the Public Comment period. Hearing none, Chair Haggengjos 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 4:48 p.m.