



APPROVED MINUTES

March 17, 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 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 February 17, 2022

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

The Motion passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. INFILL PCL 192 – Roseville Perio Dental Clinic, 1623 Santa Clara Drive, File # PL21-0315

REQUEST

The applicant requests approval of a Design Review Permit, an Administrative Permit for a Parking Reduction, and a Tree Permit to allow the development of a 9,100-square-foot periodontal / dental building with associated parking, lighting, and landscaping improvements.

Assistant Planner, Anna Quan, presented the staff report.

Committee Discussion

- Committee Member asked if there were buildings in Roseville that had used the proposed polished stucco.

- Committee Member asked if the trash enclosure was being built over an easement. Staff responded that the Engineering Division had reviewed the plans, and that the trash enclosure location complied with Engineering requirements.
- Committee Member asked for the number of and location of the handicap parking. Staff responded that there are two (2) designated handicap parking spots proposed by the main entrance of the building.
- Committee Member asked for the location of the ramp to the main entrance. Staff indicated the location on the diagram.
- Committee Member asked if the entire building would be used for dental facilities. Staff responded that periodontal office would occupy a majority of the building and the rest of the building would probably be medical offices.
- Committee Member asked if there would be suitable parking for future tenants. Staff responded that there would be sufficient parking.

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

Applicant representative, Carrie Sheldon, DWL Architects, responded to questions from the Committee.

Committee Discussion with Applicant's Representatives

- Committee member asked whether the metallic stucco weathers well and why it was chosen. Applicant responded that it does weather well and that due to construction costs it was a viable compromise for the look that the applicant was going for. It gives the look of metal with the price of stucco.
- Committee member asked that a condition be added which would require the applicant to submit a materials board to the Planning staff for approval of the metallic stucco.
- Committee member asked if the metallic stucco would cause a glare.

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval with the addition of condition 2a which states: *The applicant shall submit a physical sample of the Dryvit metallic finish to the Planning Division prior to Building Permit approval. This sample shall be reviewed and approved by the Planning Division.*
2. Adopt the four (4) findings of fact and approve the Administrative Permit for a Parking Reduction subject to two (2) conditions of approval.
3. 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.

5. COMMITTEE MEMBER / STAFF REPORT

Staff Report

- Staff introduced Anna Quan to the Design Committee.
- There will not be an April Design Committee meeting.

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 5:06 p.m. with a voice vote.