CITY OF FOLSOM PLANNING COMMISSION MINUTES September 5, 2012

CALL TO ORDER PLANNING COMMISSION: Chair Greg Eldridge; Vice Chair Ross Jackson; Commissioners: John Arnaz, Dave Benevento, Lance Klug, Brian Martell, Thomas Scott

CITIZEN COMMUNICATION: None

MINUTES: Minutes of August 15, 2012 were approved as submitted.

NEW BUSINESS:

1. PN12-225, Natoma Station Corporate Center Additional Wall Sign Area, Planned Development Permit Modification, 950 Iron Point Road

Senior Planner Banks gave the staff report, stating that this was a request for approval for a Planned Development Permit Modification for the Natoma Station Corporate Center. The applicant is requesting approval of additional wall sign area and approval for illumination of those wall signs. An aerial showing the location of the project site was shared with the Commission. Details of the project include: Approval of 225 square feet of wall sign area and that it be divided between 3 signs for three major tenants (75 square feet each); and that there be halo illumination for the three signs. The reason for the lighting requests was because one of the major tenants is DeVry University, which offers adult evening classes. There are no existing wall signs on the building (other than address number), and there is one monument sign for the building on Iron Point Road. A site plan showing the location of the proposed signs was shared with the Commission along with building elevations. A rendering of what the sign would look like was shared with the Commission.

It was noted that the Natoma Station Corporate center did not have established sign guidelines and the <u>FMC</u> allows .5 square feet of sign area for every lineal foot for the longest frontage of the building; so the maximum amount of sign area permitted is 50 square feet for the entire building. There is also no illumination permitted for office buildings. In reviewing the request, staff looked at the following unique features associated with the building:

- The location of the building on the Iron Point Road corridor and adjacent to US Highway 50 is a unique feature.
- The substantial size and scale of the building, which is over 100,000 square feet in size and two-stories tall there were very few building this size within the City currently.
- The design of the building there is an entry feature that separates the building so that it looks like there are two separate buildings. Proportionally it leans itself to allow more than 50 square feet.
- The specialized nature of the Primary tenant (DeVry University), with evening courses dictates that illumination of the sign would be important to that business.

According to the <u>FMC</u> a 10,000-square-foot building is currently allotted the same sign area as a 100,000-square-foot building. The City is also competing with surrounding jurisdictions for businesses and freeway signage and signage along the Iron Point Road corridor was very important for attracting businesses like DeVry University. Senior Planner Banks discussed previous Planning Commission / City Council approvals for similar office-related projects for increased signage (i.e. Kaiser Permanente, HDR, Waste Connections, Palladio at Broadstone). Staff feels this building was similar to size and scale to the previous approvals and supports this request for additional sign area and feel that illumination is critical for this building.

Photographs of previously approved signs were shared with the Commission.

Staff recommended approval of the project.

Commissioner Jackson asked what happened to the sign that was across from American Tire.

Senior Planner Banks replied that the College Point Business Park was supposed to do some leg work and research and have not followed up with staff.

Commissioner Jackson asked if there were a potential for the applicant to come back requesting more signs.

Senior Planner Banks replied that he thought 225 square feet was more than enough sign area for this building, but would defer to the applicant for that answer. There was limitation as far as space on the façade.

In response to Chair Eldridge, Senior Planner Banks replied that staff wanted to make sure signage was proportional, but didn't want to limit the applicant should another company come along and had a need for 65-70 square feet of sign area.

In response to Commission Martell, Senior Planner Banks replied that if there were deviations to the sign locations, he recommended that the applicant come back to the Commission.

Commissioner Scott noted that the sign on the back would be pointless because of the residential community at the rear of the site.

Warren Hughes, on behalf of Buzz Oates, stated that staff has done a great job explaining their intent with this project. They have been lucky enough to negotiate a lease with DeVry University and they require illuminated signage because of evening classes.

In response to Chair Eldridge, Mr. Hughes explained that halo lighting was back-lit lighting. Mr. Hughes pointed out the sign locations for Commissioner Jackson. With this project, the building will be 80% occupied. He added that they do not anticipate coming back for additional signage.

Chair Eldridge opened the Public Hearing.

Teresa Stanley, Natoma Station resident, voiced confusion as to the reference to the signs being 47 square feet, but the applicant was requesting a signage area of up to 70 square feet. That was a big difference and she was concerned about what the signs would like.

Barbara Leary, Natoma Station resident, noted that the sign on the southwest corner being back lit may be visible to the houses behind it. She wondered if it would be possible not to have the sign on that corner lit.

David Stanley, Natoma Station resident, wanted to make sure that the conditions are clear that the signage is to be equally divided between three walls signs as identified on the submitted site plans and that what was presented this evening was going to actually get done and not be changed later. Since Senior Planner Banks stated that if there were changes, he would recommend that it be brought back – he felt that it should be in the conditions of approval.

Chair Eldridge closed the Public Hearing.

Planning Manager Johnson clarified that Condition 9 had a typo and that it should read, "75 square feet each" totaling 225 square feet.

Chair Eldridge commented that the proportion shown in the rendering satisfied him, if the applicant came back where the letters were much taller relative to the space that was available, he would be upset also.

Senior Planner Banks referenced Condition 9, stating that he felt that the condition was sufficient.

Chair Eldridge referenced the landscaping that was providing screening and asked if anything needed to be added to ensure there would always be landscape screening.

In response to Commissioner Klug, Director Miller stated that the halo lighting was back lighting against the wall. It does not direct light out nor is it lighting that emanates from the letters on the sign. This kind of lighting was pretty subdued.

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR INCREASED WALL SIGN AREA AND ILLUMINATION OF WALL SIGNS AT THE NATOMA STATION CORPORATE CENTER BUILDING (PN12-225) AS ILLUSTRATED ON ATTACHMENTS 2 AND 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS "A" THROUGH "C," PLANNED DEVELOPMENT PERMIT FINDINGS "D" THROUGH "G"; AND CONDITIONS 1 THROUGH 10.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES: ARNAZ, JACKSON, BENEVENTO, KLUG, MARTELL, ELDRIDGE, SCOTT

NOES: NONE ABSTAIN: NONE ABSENT: NONE

2. PN12-243, Skipolini's Italian Restaurant, PC Design Review, 191 Blue Ravine

Senior Planner Banks gave the staff report stating that this was a request for commercial design review approval for exterior modifications to a 7,000-square-foot commercial building (formerly Tahoe Joe's). An aerial photograph showing the project location was shared with the Commission. The development was approved in the 1990s, and Tahoe Joe's was constructed sometime after 2000 - it was in operation for 12 years and closed in February 2012.

The applicant is proposing to paint the exterior façade, add stone veneer, replace the river rock columns with stone veneer, add decorative windows and shutters, replace a wood fence that surrounds part of the patio area, add some lattice work and expand the patio area at the front of the building.

A site plan and building elevations of the proposed project were shared with the Commission. Material boards showing paint colors and stone veneer were also discussed with the Commission

In reviewing the project, staff looked at the Natoma Station Design Guidelines for guidance as to the design and improvements to the building. Masonry is encouraged as a building material, wood siding is already on the building and the applicant is not proposing any changes to the wood siding or roof material. The guidelines state that bright colors should be limited to accent and trim colors and that was exactly what the applicant proposes. Staff believes that the project is consistent with the Natoma Station Design Guidelines.

Photographs of the project site were shared with the Commission.

Staff recommended approval of the project.

In response to Commissioner Scott, Senior Planner Banks stated that based on the site plans, there were no additional seating being added to the patio area. Signage is not being proposed this evening and would come back as a separate item. The applicant indicated that exposed neon is not being proposed.

Jeff Cazaly, architect for the project, stated that they were trying to go from a "Tahoe-type mountain steakhouse," to more of a "Tucson-type warmer feeling restaurant." He clarified that they are planning to have a few more seats outside. They were removing approximately 24 seats from the inside and placing seating between the play area and fireplace. The overall number of seats will not be increasing.

In response to Commissioner Benevento, Mr. Cazaly replied that the play area would be within the fenced area of the patio.

Kent Ipsen, owner of Skipolini's, gave brief background information about the restaurant. He noted that they just won "best pizza" in northern California and "best restaurant" in Rocklin for 2011. He also discussed amenities that the restaurant offered.

Chair Eldridge opened the Public Hearing; no one came forward to speak so the Public Hearing was closed.

Commissioner Klug welcomed Skipolini's and stated that it was nice to see an applicant take a nice looking building and make it even better looking.

COMMISSIONER BENEVENTO MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR EXTERIOR FAÇADE MODIFICATIONS TO AN EXISTING 7,09-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 191 BLUE RAVINE ROAD AS ILLUSTRATED ON ATTACHMENTS 2 AND 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL: GENERAL FINDINGS "A" AND "B," CEQA FINDING "C," DESIGN REVIEW FINDINGS "D" AND "E"; AND CONDITIONS 1 THROUGH 17.

COMMISSIONER KLUG SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES:

JACKSON, KLUG, SCOTT, MARTELL, ARNAZ, ELDRIDGE, BENEVENTO

NOES:

NONE

ABSTAIN:

NONE

ABSENT:

NONE

REPORTS:

Planning Commission/Director:

There being no further business, the meeting was adjourned 7:11 p.m.

RESPECTFULLY SUBMITTED,

Omega Deppe, Administrative Assistant

APPROVED:

CHAIR GREG ELDRIDGE