



MINUTES

Design Review Advisory Committee

January 24, 2019 **11:00 – 1:00 p.m.**

Department of Community Development Downtown Community
Room 827 7th Street, First Floor Lobby
Sacramento, CA 95814

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Members: Jennifer Krauter, Bruce Monighan, Joshua Divelbiss

Staff: Joelle Inman, Paul Gumbinger, Michael Wall, Thomas Vogt, David Oulrey, Ciara Fisher, Cindy Schaer, Emma Patten

A.	Review of Pending Projects
1.	<u>PLNP2018-00025 65th Street/ Florin Road AMPM</u> <ul style="list-style-type: none">• The DRAC requested that additional articulation, including glazing, be provided on the eastern elevation of the convenience store to address the 65th Street frontage.• The DRAC requested that glazing be placed adjacent to the office.• The Associate Landscape Architect informed the applicant that an additional parking lot planter will be needed in the row of parking adjacent to the southern side of the convenience store.• The Associate Landscape Architect informed the applicant that planters should not be encroached on by lights.• The Associate Landscape Architect requested that mechanical equipment be relocated to less prominent areas away from driveways.• The Associate Landscape Architect requested that landscaping be integrated with the adjacent Burlington shopping center plant palette.• The Associate Landscape Architect explained that a small wall or trellis will be needed to screen the drive-through from 65th Street.• The Associate Landscape Architect explained that enhanced paving will be needed at the driveway on Florin Road and on the walkway to the convenience store entrance.• The Associate Landscape Architect requested that an amenities package be provided with cut sheets/ brochures of items such as waste receptacles

1.
cont.

- Bike lockers and lighting.
- The DRAC commented that this will be a nice infill project, and appreciated the building design, site layout, pedestrian connectivity, and landscape coordination with the new landscaping recently developed by Burlington along the Florin Road and 65th Street frontages.

Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body find the project in substantial compliance with the Countywide Design Guidelines if the aforementioned items are addressed to the satisfaction of the Associate Landscape Architect and Design Review Administrator.

2. **PLNP2018-00240 – Mack Powell Event Center.**

- The DRAC explained that support columns will need to be internal rather than exterior so as to not interrupt the storefront.
- The Associate Landscape Architect explained that additional evergreen trees will be needed on the south and southwestern corners.

Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body find the project in substantial compliance with the Countywide Design Guidelines if the aforementioned items are addressed to the satisfaction of the Associate Landscape Architect and Design Review Administrator.

3. **PLNP2018-00132. Turnbull Place**

- The DRAC expressed concern of the number of trees impacted/ required to be removed by the project.
- The DRAC requested that home footprints be shown on the map to demonstrate that the lots are buildable given the grade change and number of trees on the property.
- The DRAC requested that defined home designs be provided and designed to acknowledge the grade of the site.
- The DRAC expressed concern that lots 6 and 9 may not be buildable.
- The DRAC requested that the density be reduced for a total of 4 to 5 parcels on the site due to topographic concerns and tree impacts.

Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body not find the project in substantial compliance with the Countywide Design Guidelines, however, the applicant may revise the project based on the aforementioned comments and bring the project back before the DRAC for reconsideration.

4. **PLNP2018-00125. Valley Recovery Center of California**

Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body find the project in substantial compliance with the Countywide Design Guidelines.

5. **PLNP2018-00019. The Christian Community**

Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body find the project in substantial compliance with the Countywide Design Guidelines.

6.	<p><u>PLNP2018-00300. Fat Cat Tattoo</u></p> <p>Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that final hearing body find the project in substantial compliance with the Countywide Design Guidelines.</p>
B.	Miscellaneous
C.	Report Back on Previous Reviews
D.	Report on Projects To Come
E.	Other Business
F.	Reports from Staff

