



MINUTES

Design Review Advisory Committee

April 9, 2020 **11:00 – 1:00 p.m.**

Office of Planning and Environmental Review

Sacramento County – Old Administration Building

This Meeting Was Held Via Skype

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Community Development Department at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3rd party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929.

Members Present: Bruce Monighan, Jennifer Krauter, Dan Richards

Staff: Paul Gumbinger, Michael Wall, Joelle Inman, Manuel Mejia, Lauren Haas, Jessie Shen

A.	Review of Pending Projects
<p>1.</p>	<p><u>PLNP2019-00134 – Fair Oaks Promenade Lot 22</u></p> <ul style="list-style-type: none"> • The DRAC requested that the applicant consider updating the upper wall along Hazel Avenue to be partially open, except on the curves along the drive-through. However, the DRAC commented that they also find the current solid upper wall acceptable. • The DRAC requested that the applicant update the site plan to allow for a path of travel from the rear doors of the retail building to the trash enclosure. • The DRAC requested that the applicant refine the drive-through entrance and the interface of landscaping, wall, and asphalt areas. • The Associate Landscape Architect stated that the landscape planters at the ends of parking aisles should be a minimum of 8-feet wide. • The Associate Landscape Architect requested that large canopy trees be proposed for the site. <p>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, subject to review of subsequent revisions by the Design Review Administrator.</p> <p>2.</p> <p><u>PLNP2019-00261 – 7300 Fair Oaks Boulevard 7-Eleven Service Station</u></p> <ul style="list-style-type: none"> • The DRAC explained that the four elevations of the convenience store do not relate well and feels disjointed and requested that the building elevations be reconsidered. • The DRAC requested that the spandrel glass windows be reduced or eliminated on the southern elevation, or that a different color spandrel glass be considered.

	<ul style="list-style-type: none"> • The DRAC noted that the tower feels out of proportion with the rest of the building. • The DRAC requested that the handrails along the ADA path be removed. • The Associate Landscape Architect noted conflicts between the landscaping and utility equipment in some areas. <p>Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that the project return to a future DRAC meeting with revisions to address the above comments.</p>
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B.	Miscellaneous
C.	Report Back on Previous Reviews
D.	Report on Projects To Come
E.	Other Business
F.	Reports from Staff