



# MINUTES

## Design Review Advisory Committee

April 11, 2019 **11:00 – 1:00 p.m.**

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

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**Members Present:** Bruce Monighan, Joshua Divelbiss

**Staff:** Paul Gumbinger, Michael Wall, Manuel Mejia, David Oulrey, Emma Patten, Desirae Fox, Jessie Shen

<b>A.</b>	<b>Review of Pending Projects</b>
<b>1.</b>	<p><b><u>PLNP2018-00291 – Napa Valley Subdivision</u></b></p> <ul style="list-style-type: none"><li>• The DRAC requested that walls not be provided along the Napa Valley Way frontage.</li><li>• The DRAC requested that a variety of home designs be provided.</li><li>• The DRAC requested that the homes located on the corner be oriented towards Napa Valley Way. The DRAC emphasized that the subdivision should be well integrated into the existing community rather than its own separate entity.</li><li>• The DRAC requested that the homes fronting onto Napa Valley Way should have porches oriented toward the street.</li><li>• The applicant was directed to reexamine the swale location.</li><li>• The DRAC requested that lots be single story homes.</li><li>• The DRAC requested that the homes on the corner lots at Baile Court and Napa Valley Way have no more than 20 percent of the frontage along Napa Valley way fenced.</li><li>• The DRAC requested that home plans come back through the nondiscretionary design review process prior to building permit submittal.</li></ul> <p><b>Action:</b> The DRAC recommended (2 Yes, 0 No, 1 Absent) that the final hearing body find the project in substantial compliance with the Countywide Design Guidelines subject to the aforementioned items being addressed to the satisfaction of the Design Review Administrator.</p>

**2. PLNP2016-00500 – Maple Court Commons Tentative Parcel Map**

- The DRAC emphasized that the protected and mature trees will need to be preserved to the greatest extent possible.
- The DRAC requested that the home designs and siting go through the nondiscretionary design review process with a review by the Associate Landscape Architect to evaluate the preservation of existing trees and landscaping.

**ACTION:** The DRAC recommended (2 Yes, 0 No, 1 Absent) that the final hearing body find the project in substantial compliance with the Countywide Design Guidelines subject to the aforementioned items.

**3. PLNP2018-00201. College Oak Place**

- The applicant agreed to meet the interior side yard setback of 5 feet for applicable proposed lots.
- The DRAC requested that the homes have a minimum rear yard area of 600 square feet.
- The DRAC requested that the living area portion of the homes be moved forward to a maximum front yard setback of 10 feet pending approval by SMUD for a reduced public utilities easement. The garages shall remain at the required setback of 19 feet.
- DRAC conditioned that the design of each home on the proposed lots be subject to non-discretionary design review by the DRA.

**ACTION:** The DRAC recommended (2 Yes, 0 No, 1 Absent) that the final hearing body find the project in substantial compliance with the Countywide Design Guidelines subject to the aforementioned items.

<b>B.</b>		<b>Miscellaneous</b>
<b>C.</b>		<b>Report Back on Previous Reviews</b>
<b>D.</b>		<b>Report on Projects To Come</b>
<b>E.</b>		<b>Other Business</b>
<b>F.</b>		<b>Reports from Staff</b>

