



# MINUTES

## Design Review Advisory Committee

April 25, 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, Jennifer Krauter

**Staff:** Paul Gumbinger, Michael Wall, Manuel Mejia, David Oulrey, Jessie Shen, Meredith Holsworth

A.	Review of Pending Projects
1.	<p data-bbox="272 869 860 905"><b><u>PLNP2018-00132 – Turnbull Place</u></b></p> <ul data-bbox="321 926 1580 995" style="list-style-type: none"><li data-bbox="321 926 1580 995">• The DRAC requested that home plans come back through the nondiscretionary design review process prior to building permit submittal.</li></ul> <p data-bbox="272 1016 1580 1157"><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 home plans going through the nondiscretionary design review process prior to building permit submittal.</p>
2.	<p data-bbox="272 1230 1177 1266"><b><u>PLNP2018-00342- Mutual Housing on the Boulevard.</u></b></p> <ul data-bbox="321 1287 1580 1650" style="list-style-type: none"><li data-bbox="321 1287 1580 1425">• The DRAC requested that a overhang or similar shading mechanism be provided along the western elevation facing Stockton Boulevard to shield the units from the sun. The shading measures shall be reviewed by the Design Review Administrator.</li><li data-bbox="321 1434 1580 1503">• The Associate Landscape Architect expressed concern that the proposed rain garden may not be appropriate for Sacramento’s climate.</li><li data-bbox="321 1512 1580 1581">• The Associate Landscape Architect explained that larger species of street tress will need to be provided.</li><li data-bbox="321 1589 1580 1650">• The DRAC requested that the community garden and basketball switch locations to minimize noise impacts to adjacent residential uses.</li></ul> <p data-bbox="272 1671 1580 1812"><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 and Associate Landscape Architect.</p>

**3. PLNP2018-00282 – Roots Coffee Drive-Through**

- The DRAC requested that the accessible parking stalls be located adjacent to the building entrance.
- The DRAC expressed concern regarding the lack of a trash enclosure on site. The applicant explained that the business intends to use an existing shared trash enclosure located adjacent to an existing retail building.
- The DRAC expressed concern regarding site circulation with the concern that vehicles exiting the drive through and the existing retail center would back up in the parking lot while waiting to exit onto San Juan Avenue.

**ACTION:** The DRAC took no action on the project, requesting that the applicant work with the Project Manager and Design Review Administrator to address the circulation concerns and come back for DRAC review once these concerns are addressed.

**4. PLNP2018-00034. Metro Air Park Hotels**

- The DRAC explained to the applicant that the design guidelines in the Metro Air Park Specific Plan require that building entrances be oriented toward the street and that the project as proposed is not in conformance with this requirement.
- The DRAC explained that the site should function as a campus with a unified design concept with unifying base materials and accent colors.
- The DRAC requested that a central common green be provided.
- The DRAC explained that the four separate buildings were excessive for the constrained site. Planning staff explained to the DRAC and applicant that if the applicant were to build taller hotels in order to improve site functionality, the maximum height would be 173 feet.
- The DRAC explained that the building entrances are located on the wrong side of the building.
- The DRAC requested that the building designs have unique design elements and not be the standard prototype design.
- The DRAC expressed that accessible pedestrian paths will need to be provided between the hotels.
- The DRAC informed the applicant that a 25 percent parking reduction could be granted through the design review process pursuant to section 5.9.5.C of the Sacramento County Zoning Code.

**ACTION:** The DRAC took no action on the project, explaining that the applicant will need to work with the Project Manager and Design Review Administrator to refine the project per the aforementioned comments.

**B.**

**Miscellaneous**

<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>

