



# MINUTES

## Design Review Advisory Committee

May 9, 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, Jennifer Krauter

**Staff:** Paul Gumbinger, Michael Wall, Manuel Mejia, David Oulrey, Meredith Holsworth, Desirae Fox, Leanne Mueller

<b>A.</b>	<b>Review of Pending Projects</b>
<b>1.</b>	<p><b><u>PLNP2018-00068 – Pecan Avenue Tentative Parcel Map</u></b></p> <ul style="list-style-type: none"><li>• The DRAC requested that the home plans come back through the nondiscretionary design review process prior to building permit submittal.</li><li>• The Associate Landscape architect requested that a condition of approval be added requiring that the landscaping on the western boundary of the project be reviewed concurrently with the design review of the home plans to ensure adequate screening and planting densities.</li></ul> <p><b>Action:</b> 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 the home plans and landscaping going through the major nondiscretionary design review process prior to building permit submittal.</p> <p><b>2.</b></p> <p><b><u>PLNP2019-00016- Hazel Avenue Monument Sign.</u></b></p> <ul style="list-style-type: none"><li>• The DRAC requested that the sign lettering be a darker color to ensure visibility.</li><li>• The Associate Landscape Architect requested that a landscpae plan be provided demonstrating compliance with minimum zoning code requirements.</li></ul> <p><b>Action:</b> 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 the aforementioned items being addressed to the satisfaction of the Design Review Administrator and Associate Landscape Architect.</p>

3.

**DRCP2019-00039, 40 Murieta Marketplace Shops C & D**

- DRCP2019-00039 and 40 were heard concurrently as they are located adjacent to one another in the Murieta Marketplace Shopping Center.
- The Design Review Administrator and planning staff explained to the applicant that if the drive through will provide amplified sound, a conditional use permit from the Zoning Administrator will be required.
- The applicant explained that they will discuss the drive through operations with the proposed tenant and follow up with County staff.
- The DRAC requested that more defined elevations demonstrating exact specifications of the project proposal rather than the artistic representations provided.
- The DRAC requested that additional architectural detail will need to be provided on the eastern elevation of shop D.
- The DRAC requested that the shops provide an equivalent level of architectural detail as the Murieta Inn.

**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 aforementioned comments prior to coming back before the DRAC. The applicant shall confirm if amplified sound will be used with as part of drive through operations; if so the applicant shall apply for a conditional use permit for a drive through to have amplified sound within 300 feet of a residential zoning district.

<b>B.</b>		<b>Miscellaneous</b>
<b>C.</b>		<b>Report Back on Previous Reviews</b>
		<p><b><u>PLNP2016-00218 – 1420 Howe</u></b>  Associate Planner Mueller gave an update on the project explaining updates to the project. The project will comeback before the DRAC at a future date for a formal recommendation.</p>
<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>

