



# MINUTES

## Design Review Advisory Committee

June 13, 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, Joelle Inman, Emma Patten, David Oulrey, Meredith Holsworth, Leanne Mueller, Kimber Gutierrez

<b>A.</b>	<b>Review of Pending Projects</b>
<b>1.</b>	<p><b><u>PLNP2019-00139 – 8 Oaks At Carmichael.</u></b></p> <p><b>Action:</b> The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body approve the request for the tentative subdivision map and special development permit, and find the project in substantial compliance with the Countywide Design Guidelines.</p>
<b>2.</b>	<p><b><u>PLNP2018-00034- Metro Air Park Hotels.</u></b></p> <ul style="list-style-type: none"><li>• The DRAC requested that the hotel be moved forward to front Bear Paw Road.</li><li>• The DRAC requested additional green space and less asphalt.</li><li>• The DRAC explained that too much parking is provided. It was explained that a 25 percent reduction can be granted subject to section 5.9.5 of the zoning code.</li><li>• The DRAC requested that landscaping be provided in the large center aisle.</li><li>• The DRAC requested that more interesting colors be provided. The DRAC did appreciate the accent colors on the Tru hotel.</li><li>• The DRAC expressed that Faux balconies should only be used to cover HVAC vents rather than stucco areas.</li><li>• The DRAC expressed that the Sherwin Williams “Lucent Yellow” color should not be used.</li><li>• The Associate Landscape Architect requested enhance paving at hotel entrances and porte cocheres.</li><li>• The Associate Landscape Architect requested that an amenities package be provided with furnishing inspiration and cut sheets of street furniture, waste receptacles, lighting, fencing, etc.</li></ul>

<p><b>2. cont</b></p>	<p><b>Action:</b> The DRAC recommended (3 Yes, 0 No, 0 Absent) that the project be found in substantial compliance with the Countywide Design Guidelines if the aforementioned items are addressed to the satisfaction of the Design Review Administrator and Associate Landscape Architect.</p>
<p><b>3.</b></p>	<p><b><u>PLNP2018-00274. Olive Court Tentative Subdivision Map</u></b></p> <ul style="list-style-type: none"> <li>• The Associate Landscape Architect explained that if no curb and gutter improvements are to be made, the existing street tree shall be preserved.</li> <li>• The Associate Landscape Architect requested that a 6’ planter be provided on the northern side of the southern access easement.</li> <li>• The Design Review Administrator requested that the applicant work with staff to ensure a maintenance mechanism for the access easement.</li> <li>• The DRAC requested that the home plans be reviewed by the Design Review Administrator through the nondiscretionary design review process prior to issuance of building permit.</li> </ul> <p><b>Action:</b> The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body approve the request for the tentative subdivision map and special development permit, and find the project in substantial compliance with the Countywide Design Guidelines with the condition that the home designs be reviewed through the nondiscretionary design review process.</p>
<p><b>4.</b></p>	<p><b><u>PLNP2019-00137. Kiefer Wireless</u></b></p> <ul style="list-style-type: none"> <li>• The DRAC requested that the monopine be relocated to an alternative location to preserve the ability for future church expansion.</li> </ul> <p><b>Action:</b> The DRAC requested (3 Yes, 0 No, 0 Absent) that the project come back before the DRAC in an alternative location on the property.</p>
<p><b>5.</b></p>	<p><b><u>PLNP2019-00087. Milagro Monument Sign</u></b></p> <ul style="list-style-type: none"> <li>• The DRAC requested that the electrical transformers adjacent to the proposed sign have an artistic wrap applied.</li> <li>• The DRAC requested that the sign be simplified feeling the overall design to be too busy.</li> </ul> <p><b>Action:</b> The DRAC recommended (3 Yes, 0 No, 0 Absent) that the sign be simplified and come back before the DRAC at a future date.</p>
<p><b>6.</b></p>	<p><b><u>PLNP2016-00218 Howe Avenue Tentative Parcel Map</u></b></p> <p><b>Action:</b> The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body approve the request for the tentative subdivision map and use permit, and find the project in substantial compliance with the Countywide Design Guidelines.</p>

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

