



MINUTES

Design Review Advisory Committee

June 27, 2019 **11:00 – 1:00 p.m.**

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

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

Staff: Paul Gumbinger, Michael Wall, David Oulrey, Emma Patten, Meredith Holsworth, Leanne Mueller, Nishant Seoni

| | |
|-----------|--|
| A. | Review of Pending Projects |
| 1. | <p><u>PLNP2019-00122 Dunkin Donuts Use Permit.</u></p> <ul style="list-style-type: none">• The DRAC requested that greater pedestrian connectivity be provided.• The DRAC requested that the project reflect the building shown on the color board.• The DRAC requested that a more defined entryway be provided on the building.• The DRAC requested that the walk up window have a canopy to protect patrons from the elements and to use a lighter color for the western wall given potential for sun exposure.• The DRAC explained that more thought needs to be put into making the outdoor patio a destination. The DRAC expressed that the the southern facing wall along the patio needs additional articulation and glazing. Specifically, employees should have clear visibility from inside the building to the patio to ensure maintainance and security.• The DRAC explained that the roof mounted equipment will be required to be fully screened.• The Associate Landscape Architect requested that a dimensioned site plan be provided.• The Associate Landscape Plan explained that street trees shall be per the Fair Oaks Boulevard Corridor Plan.• The Associate Landscape Architect requested that enhanced paving be provided at the patio.• The Associate Landscape Architect requested that bicycle parking be integrated with the site plan as required by section 5.9.9 of the Zoning Code.• The Associate Landscape Architect requested that parking lot screening be demonstrated per section 5.9.4.F of the Zoning Code. |

**1.
Cont.**

- A member of the public, Dr. Billie Martin, spoke on behalf of the Sacramento Cat Hospital, expressing concern that noise generated from the drive through would disturb the cats at the adjacent cat hospital. She requested that if the project is to move forward, that a masonry sound wall be installed.
- The DRAC explained that the wall would create a visual barrier that could be an attractant to crime and result in a reduction in clear visibility.

Action: The DRAC requested (2 Yes, 0 No, 1 Absent) that the project return at a future DRAC meeting once the requested modifications have been made.

2. PLNP2019-00087. Milagro Monument Sign

- The DRAC requested that the applicant work with SMUD to ensure that transformer wraps are installed by a SMUD certified installer.
- The DRAC found the revised sign design to be appropriate.

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.

3. PLNP20016-00378. Landis Avenue Tentative Parcel Map

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

4. PLNP2019-00099 Myrtle Avenue Parcel Map

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

5. PLNP2018-00313 7-11 Orangevale

- The Associate Landscape Architect explained that all planters will need to be meeting minimum size requirements outlined in section 5.2.4 of the Zoning Code.
- The Associate Landscape Architect requested that the location of site furnishings such as benches, waste receptables, bicycle parking etc. be provided on the site plan.
- The DRAC requested that the spandrel glass be removed from the tower and replaced with tiles.
- The DRAC requested that lanterns be provided along each side of the tower entry.

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

| | | |
|----|--|---|
| 6. | | <p><u>PLNP2019-00137 – Kiefer Wireless Communication Facility</u></p> <ul style="list-style-type: none"> The DRAC found the revised monopine location to be appropriate. <p>Action: The DRAC recommended (2 Yes, 0 No, 1 Absent) that the the final hearing body find the project in substantial compliance with the Countywide Design Guidelines.</p> |
| B. | | Miscellaneous |
| C. | | Report Back on Previous Reviews |
| D. | | Report on Projects To Come |
| | | |
| E. | | Other Business |
| | | |
| F. | | Reports from Staff |

