



MINUTES

Design Review Advisory Committee

November 19, 2020 **11:00 – 1:00 p.m.**

Office of Planning and Environmental Review

Sacramento County – Old Administration Building

This Meeting Was Held Via Skype

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, Dan Richards, Gennifer Munoz

Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Jessie Shen, David Oulrey

A.	Review of Pending Projects
1.	<p data-bbox="253 940 998 974"><u>PLNP2018-00070 – Verde Cruz Townhomes</u></p> <ul data-bbox="305 982 1497 1528" style="list-style-type: none"><li data-bbox="305 982 1497 1087">• The applicant team indicated they would not be redesigning the project in terms of density and proposed product type, but would continue to work with County staff to refine the project’s architectural design.<li data-bbox="305 1096 1497 1528">• The DRAC reiterated concerns expressed at the November 12, 2020 DRAC meeting, which included:<ul data-bbox="396 1163 1497 1528" style="list-style-type: none"><li data-bbox="396 1163 1497 1197">- The project not contextually fitting on the project site;<li data-bbox="396 1205 1497 1310">- The project proposing single-family products that act as multi-family products, but do not provide multi-family benefits (i.e., open space, common amenities);<li data-bbox="396 1318 1497 1381">- The proposed buildings turn away from the street, especially Manzanita Avenue, and there is no engagement; and<li data-bbox="396 1390 1497 1528">- The project is not improved through the requested deviations, does not produce a desirable, livable place and does not utilize a high-quality design that is sensitive to the environmental and natural features present on the site. <p data-bbox="253 1570 1497 1675">Action: The DRAC recommended (3 Yes, 0 No, 0 Absent) that the final hearing body find the project <u>NOT</u> in substantial compliance with the Countywide Design Guidelines.</p> <p data-bbox="253 1717 1312 1751"><u>2. PLNP2020-00082 – 6115 Verner Avenue Tentative Parcel Map</u></p> <p data-bbox="253 1764 1461 1869">Action: 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.</p>

<p>3.</p>	<p><u>PLNP2020-00102 – Metro Air Park Chevron</u> Action: 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 incorporation of the Landscape Architect’s comments on the site landscaping and visual walls, to the Design Review Administrator’s satisfaction, and with the condition that the QSR Building be subject to a subsequent Non-discretionary Staff Level Design Review.</p>
<p>4.</p>	<p><u>PLNP2020-00115 – Metro Air Park Shell Station and Quick Service Restaurant</u> Action: 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 further review and approval of the project color scheme by the Design Review Administrator.</p>
<p>B.</p>	<p>Miscellaneous</p>
<p>C.</p>	<p>Report Back on Previous Reviews</p>
<p>D.</p>	<p>Report on Projects To Come</p>
<p>E.</p>	<p>Other Business</p>
<p>F.</p>	<p>Reports from Staff</p>