



MINUTES

Design Review Advisory Committee

July 28, 2016, 11:00 – 1:00 p.m.

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

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Members: Joshua Divelbiss, Bruce Monighan, Jennifer Krauter

Staff: Paul Gumbinger, Michael Wall, George Dellwo, Julie Newton, Jessica Huer, Jessica Grant, Manuel Mejia, Tarandeep Kaur

Applicants: Michael Winn, Bret Hogge

A.	Review of Pending Projects
1.	<p><u>CONTROL NO.: PLNP2013-00056 NORTHBOROUGH GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, LARGE AND SMALL LOT TENTATIVE SUBDIVISION MAP</u></p> <p>DRAC comments were as follows:</p> <ul style="list-style-type: none"> • DRAC liked the denser, smaller lots on the modified grid because they provide good circulation, connectivity, and pedestrian activity and smaller lots in a dense environment accomplishes that. • DRAC expressed concern over the fact that there is no connection to the existing subdivision to the south. DRAC stated that when we create islands of development, we lose sense of the bigger and broader community. Furthermore, it creates transportation issues and forces residents to get into cars just to drive 3-4 miles. From a sustainability and planning standpoint, this lack of connection is not sound. DRAC criticized the project for appearing to be an “island of development” with not a lot of connection to nearby areas. DRAC stated that successful suburban and urban development requires good connectivity and a broad range of support. • DRAC urged for more pedestrian paths. • Gibson Ranch Park will become a positive amenity for Placer County and this development. • Given the context of what is proposed for Elverta, the DRAC felt more confident with what this project is proposing. • DRAC said that commercial and multifamily housing are missing components from the scale of this project. • DRAC stated the project does not embrace the current Countywide Design Guidelines and its healthy aspects such as walkability and biking. Nothing is proposed from the opposite side of the street from the school such as a coffee shop. Consequently, employment becomes a missed opportunity. The applicant responded that a market study of commercial amenities was conducted in that Agricultural-Residential area. For over 20 years, residents have been patiently waiting for a grocery store, and the community is expecting the location to be at Elverta at 16th Street. The project managers were also initially looking at adding some viable commercial, but the market demand is not there. A grocery store is not in the project area.

	<ul style="list-style-type: none"> • DRAC nonetheless recommended adding retail amenities to accommodate parents dropping of their kids at school or for people at the Rec Center. This will satisfy the healthy component of the Countywide Design Guidelines. • DRAC recommended the following requested amendments to the SPA: the first is to deviate from having attached sidewalks, and the second is to deviate from the requirement to have the class 1 bike line follow along drainage corridors. • DRAC appreciated the smaller lots and connectivity of roads. • DRAC had no issue with the connected sidewalk request around the park. • DRAC preferred the alley-loaded development. The absence of garage doors makes for a much better community. • DRAC complimented the location of parks and business centers, saying they feel like part of a bigger neighborhood. • The area north and south of Gibson Ranch has good connection. • DRAC complimented the variety of housing product the project offers and the smaller clusters will function really well. <p>gffdgdgfdg</p> <p>Action: The Design Review Advisory Committee finds the project in conformance with the Elverta SPA but not with the Countywide Design Guidelines and recommended adding commercial and retail centers in the northern end of the Elverta Plan. DRAC also requested creating connectivity with the existing, surrounding community.</p>
B.	MISCELLANEOUS
C.	Report Back on Previous Reviews
D.	Report on Projects To Come
	<p>1) DRCP2016-00052 Orangevale Plaza – Design Review submittal drawings were discussed.</p> <p>2) DRCP2016-00054 Palm Avenue Estates – Design Review submittal drawings were discussed.</p>
E.	Other Business
F.	Reports from Staff