



AMENDED MINUTES

Design Review Advisory Committee

December 12, 2013, **11:00 a.m. – 1:00 p.m.***

Planning and Environmental Review Division's **American River Room 250***

827 7th Street

Sacramento, CA 95814

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Members: Bruce Monighan, Joshua Divelbiss

Staff: Barry Wasserman, Tricia Stevens, Michael Wall, Carol Gregory, Shelby Maples

A. Review of Pending Projects

1. [Control No.: PLNP2013-UPZ-DRS-00020 Use Permit And Design Review For Holy Resurrection Romanian Orthodox Church](#)

Holy Resurrection Romanian Orthodox Church brought in a site plan with a proposed parking lot for design review. The project proposes to put in a paved parking lot with landscaping, new wood fencing, and ADA compliant ramps on either side of the existing building. No modifications beyond the construction of the ramps are proposed for the exterior of the building. DRAC noted that an adequate path of travel from the proposed sidewalk to the building is required to create a connection between the handicap parking stalls to the access ramp and out to the street. Overall, DRAC supported the project.

2. [Control No.: PLNP2013-UPP-DRS-00147 Use Permit Amendment And Design Review For Bradshaw Christian](#)

Bradshaw Christian Center presented a master plan of their properties for DRAC to review. The plan shows three separate school campuses connected by the same road, including proposed dormitories adjacent to the high school. DRAC noted the lack of pedestrian circulation on the site between the three schools, and emphasized the importance of connectivity in creating a sense of place. Additionally, the isolated nature of the dormitory site prompted discussion of a possible greenbelt to connect the dorms and the high school. The applicant stressed the importance of security for their schools, particularly for the elementary school site. DRAC supports the application for a Use Permit and the overall siting of the schools, and suggests that, prior to improvements, some sort of pedestrian circulation scheme be proposed and presented as a separate exhibit. It was also suggested that each element of the plan, as it is proposed, be subject to design review.

3. **Control No.: PLNP2013-UPP-DRS-00120 Use Permit And Design Review For Immanuel Church**

Immanuel Church presented a master plan for the site, including plans to demolish buildings constructed without permits, construct a new assembly hall and classrooms, and bring the existing Sanctuary building into compliance with the California Building Code. According to the architect, much of the proposed site circulation is based on the existing condition of the lot, and the elements (such as the grassy open space located near the center of the lot) that the property owners wish to retain. The poor pedestrian circulation and lack of ADA compliant paths were noted by DRAC, and the difficulty of achieving this compliance due to the existing infrastructure and grade of the site was discussed. Part of the request for the application is to retain the chain link fence around the site, deviating from the code requirement for a six-foot masonry wall or wood fence. According to DRAC, the site needs a sense of continuity, and this can be achieved through landscaping. It was also noted that fire access could potentially be an issue with the current layout of the site. DRAC supports the Conditional Use Permit application with the Sanctuary in its present location and with a building to be constructed at the north end of the lot. DRAC suggested a revision of the large parking lot, and requested that the actual design of the assembly shall be subject to DRAC once the property owners are ready to move forward with that phase.

4. **Control No.: Community Plan Amendment And Rezone For PLNP2013-CZB-DRS-00139 Blue Oaks Commercial**

The Blue Oak commercial project proposes a small shopping center along Walerga road. To the north, there is an existing shopping center, and to the south there is a vacant parcel zoned for Urban Reserve. It was noted by DRAC that the Community Planning Advisory Council supports the use, and that the CPAC wanted to see small commercial in the area. While the original proposal was for 10,000 square feet of retail space, it was determined that that would not be able to fit in the small, restrictive site. At present, the proposal includes a parking lot with the handicap stalls all clustered together—a feature which DRAC agreed would not work. Additionally, the site requires a retention basin, which is proposed in the northwest corner of the lot. Also included are a 20-foot landscape strip and a separated sidewalk, in which DRAC would like to see street trees. DRAC wanted to see a sense of connectivity with the park and better circulation through the parking lot.

Also discussed was the significant difference in grade from one end of the site to the other. With the plan proposed by the applicant, significant cut and fill would be required to level out the site. DRAC does not support the design as currently proposed. The Design Review Administrator proposed an alternative site plan which would reorient the buildings to the north and south of the lot, creating a view shed to the park and a more central parking area. The revised plan would flow with the changing grade of the site and would require less movement of land in the construction process. It was also recommended that the applicant request a deviation from the setback to the south, allowing closer proximity of the building to the southern property line. DRAC suggested that the applicant consider the Design Review Administrator's suggestions and provide a revised set of plans. The applicant wishes to keep its January 2nd meeting with the CPAC.

5. **Study Session on EVA Flight Training Academy**

Location: The project is located at:
3745 Whitehead Street
Sacramento Mather Airport
Sacramento, CA 95655.

Lead Planner: [Tricia Stevens](#)

6. **MISCELLANEOUS**

B. Report Back on Previous Reviews

C. Report on Projects To Come

D. Other Business

E. Reports from Staff
