

MEETING DATE: 05.23.2024
FILE NO.: PA24-0004
PROJECT: Bass Lake Family Apartments
APPLICANT: Affirmed Housing Group

DESIGN REVIEW COMMITTEE COMMENTS

Cameron Park Pollock Pines Staff Review

Setbacks:

Setbacks as shown appear to be consistent with the zoning for the area. Applicant indicated that an increased setback was proposed from the existing neighboring single family residence to the west, as well as a designated no-build parcel in the northwest corner of the property.

Landscaping And Existing Growth:

Based on the site plan presented, existing trees and vegetation will likely be mostly removed. There are a few areas where the applicant indicated that care would be taken to preserve the existing trees (corner of Bass Lake and Green Valley, as well as the proposed no-build parcel). If not already completed, applicant shall complete environmental impact report and protect any native plants and native and migrating species to the greatest extent possible.

No Landscape plans were presented as part of the application.

Applicant is advised that Redbud is the unofficial official tree of Cameron Park. Planting of Redbud as part of the landscape plan is encouraged.

Fencing:

Applicant indicated that they had not decided whether the property would be fenced at this time. If a fence is proposed, either an ornamental iron fence, or a combination with stone, brick or other natural materials shall be used.

Mail Boxes:

Mail boxes have not been indicated at this time. It is assumed that there will be one central mailbox location for the property.

Signs:

Signage was not proposed at the meeting. Applicant shall come back to the committee with any proposed signage.

Lighting:

Lighting was not discussed. Lighting shall be designed to comply with dark sky requirements. Lighting shall not spill onto neighboring property to the West.

Parking:

Parking is primarily located parallel to Green Valley Road. Developer shall make efforts to screen parking (landscape) so that it is not visible from Green Valley Road. Also, recommend having more trees in the parking area itself.

Resident parking along Foxmore Lane shall be discouraged.

Trash Areas:

Trash areas were not indicated on plans received. Trash areas shall be enclosed by masonry walls with painted steel gates.

Vehicular Access:

Vehicular access appears to be from one primary entrance off of Foxmore Lane. Applicant indicated that there would be two additional vehicle gates facing Foxmore with non-paved access for emergency vehicles, utilizing Grasscrete or similar.

Traffic in this area is a major concern with the adjacent Green Valley Elementary School.

Siding Or Exterior:

Applicant indicated primarily stucco with siding accents. The type and style of siding had not been selected at the time of application. Applicant is requested to return to the committee with actual siding type and colors once they have been selected. Applicant is encouraged to consider utilizing more durable materials such as stone or brick at the base of buildings where they meet grade.

Colors:

Physical color samples shall be presented once selected. None were selected at time of meeting.

Roofing Materials:

Roofing material indicated is composition shingle roofing. Type appears consistent with its context.

Air Conditioning:

Strategy not indicated at time of meeting.

Roof-Mounted Items:

None shown at time of meeting. No roof mounted mechanical equipment shall be installed, unless screened from view by building elements / materials compatible with the design of the buildings.

DESIGN REVIEW COMMENTS**PROJECT:****PAGE 2****General Comments:**

Project is still in fairly preliminary stage of development. The overall site and floor plans which were presented at the meeting had changed from the originally submitted (March 18) documents. Exterior elevations had not been updated to reflect the proposed floor plan changes.

Committee always requests physical color samples to be brought to the meeting – none were presented. Colors proposed for the project are unclear from the documents presented thus far.

It is understood by the committee that we will not have an opportunity to comment on this project again, as it is submitted under SB330, so many questions were asked during the meeting that did not yet have answers.

Drainage from this site is a pretty significant concern, as it slopes down to the West. At the time of the meeting, the applicant had not resolved how onsite water would be either captured, diverted, or carried offsite.

Applicant shall demonstrate how the new buildings will relate to the topography of the site, given the significant grade changes that exist.

Recommendation:

The committee is generally in support of the project, however more information should be presented for a complete review of project conditions.