

MEETING DATE: 09.23.2024
FILE NO.: DR24-0002
PROJECT: Taco Bell
APPLICANT: VMI architecture

DESIGN REVIEW COMMITTEE COMMENTS

Cameron Park Pollock Pines Staff Review

Setbacks:

Setbacks as shown appear to be consistent with the zoning for the area. Setbacks are increased from the existing setbacks to accommodate driveway entrance and drive thru exit. Building will be set back significantly from the existing hotel to the west.

Landscaping And Existing Growth:

The existing site has very little vegetation, especially on the side adjoining the existing hotel. Due to the diminutive size of the new proposed building, more vegetation is proposed, including several large trees, and smaller accent trees and shrubs. Applicant is advised that Redbud is the unofficial official tree of Cameron Park. Planting of Redbud as part of the landscape plan is encouraged.

Synthetic lawn pet rest area is proposed on the north side of the building. Provide irrigation, even if synthetic lawn for maintenance purposes.

Civil and Landscape drawings are inconsistent on whether there will be a landscape strip between the drive thru lane and the proposed CMU wall along the property line.

Fencing:

No fencing appears to be proposed. However, a new CMU wall to separate the drive thru from the existing hotel is shown. It is unclear why the CMU wall is shown not at the property line, but immediately adjacent to the drive thru lane on Civil sheet C3.1.

Mail Boxes:

Mail boxes have not been indicated at this time, or could not be located on the plans.

Signs:

Applicant was advised that the property does not qualify for a pole sign, based on the property size and not being part of a larger integrated development. Applicant indicated an interest in either a trash enclosure mounted, or building mounted sign facing the freeway. Such application would be consistent with the existing context, and would be acceptable if meeting the overall signage limitation criteria.

Lighting:

Lighting shall be designed to comply with dark sky requirements. Lighting shall not spill onto neighboring property to the West. Lights (including signage) shall be turned off at times when the business is closed.

Parking:

Parking is limited to (16) total spaces.

Trash Areas:

Trash is located on the freeway facing side of the property. Trash enclosure shall be concealed to greatest extent possible from freeway offramp, using vegetation. Vines and evergreen hedge as indicated on Landscape plans are a good approach. Walls shall be tall enough to prevent view down into trash enclosure from adjacent offramp.

Vehicular Access:

Vehicular access is from Coach Lane with combined in / out. Location for curb cut, while more or less where the existing one is located, does appear problematic given the proposed change in use of the property and the potential for more in and out traffic than would be expected for an office building. Traffic study was provided to the committee after the meeting.

Siding Or Exterior:

Applicant indicated primarily fiber cement siding with mural accents. 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 presented at time of meeting.

Roofing Materials:

Roofing material indicated is a single ply membrane, but should not be visible, given the relatively tall parapets surrounding it.

Air Conditioning:

Roof-top mechanical package units.

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:

Proposed building is a significant departure from what is currently existing on the site. The committee has concerns about going from a two-story office building to a single-story drive thru establishment, as that has a potentially negative impact on the future trajectory of development in this area, which is as close as Cameron Park gets to a “center” of town. The walkable nature of the project is appreciated, as it can serve the neighboring hotel.

The committee does not have particular objections to the overall design of the building, though some expressed concern about the use of such a bold purple.

Recommendation:

While the committee does not approve or deny projects, overall the committee is not in support of this project. Alternate sites in Cameron Park should be considered, if possible, though we also understand the reasoning behind the applicant’s decision to purchase the property and its location.