



**Design Committee Meeting
March 17, 2016 – 4:30 p.m.
Approved Minutes**

I. ROLL CALL – *Silent*

Committee Members Present

Julie Hirota, Chair
Daniel Wesp

Committee Members Absent

Michael Motroni, Vice-Chair - *Excused*

Staff Present

Kathy Pease, Planning Manager
Wayne Wiley, Associate Planner
Scott Gandler, Sr. Engineer
Joe Mandell, Sr. Deputy Attorney
Lupe Nelson, Recording Secretary

II. CONSENT CALENDAR

Chair Hirota asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Hirota asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 18, 2016

MOTION

Committee Member Wesp made the motion to approve the Consent Calendar item as submitted.

The motion passed with the following vote:

Ayes: Wesp

Noes: None

Abstain: Hirota

III. NEW BUSINESS

A. REVIEW OF THE DESIGN GUIDELINES OF THE AMORUSO RANCH SPECIFIC PLAN

Associate Planner, Wayne Wiley, presented the staff report and responded to questions. Planning Manager, Kathy Pease, and Sr. Engineer, Scott Gandler, were also in attendance to respond to questions.

Chair Hirota opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Brookfield Residential, addressed the Committee and responded to questions.

Public Comment:

- None

Committee Discussion:

- Does the General Plan need to be amended?
- Is there an overpass connection to the north?
- Where is the majority of traffic expected to come from?
- Are any improvements expected to be made to W. Sunset Blvd.?
- When is the plan expected to be done?

- Will Westbrook Boulevard have commercial amenities – shopping centers?
- Will all the neighborhoods be gated communities? Will any of the neighborhoods be gated communities?
- Will all the walls be masonry?
- What is the timing of Placer Parkway? Due to the delay in Placer Parkway being built, won't it cause a lot of traffic? At 5 p.m. Pleasant Grove and Blue Oaks is backed up almost to Washington.
- Which areas will the housing samples shown in the PowerPoint presentation be located in?
- Due to the proximity of the landfill, will odors be an issue?
- Is development proposed between the casino and this specific plan?
- How will residents in the low density housing safely crossover Placer Parkway to the school?
- Will the monuments be proportional to street size? Chair Hirota asked that the monuments be of appropriate scale. She cited some existing monuments as being a hazard to traffic and out of character with the neighborhood.
- Will there be enough parking? Will individuals be parking on the street? Will parking be available on Westbrook?

Chair Hirota closed the public hearing.

This item was provided as informational.

IV. REPORTS: COMMISSION/STAFF

None

V. ORAL COMMUNICATION

None

VI. ADJOURNMENT

Chair Hirota asked for a motion to adjourn the meeting.

MOTION

Committee Member Wesp made the motion, which was seconded by Chair Hirota, to adjourn the meeting.

The motion passed unanimously at 5:10 p.m.