

POLLOCK PINES DESIGN REVIEW COMMITTEE

Thursday May 9, 2013

Meeting Notes

1. Call to Order-The meeting was called to order at 6:10 pm. Present: Lauren Wascher, Kevin Brown, Carolyn Whalen, and Tooraj Agahi. Mr. Charlie Ferris had reviewed the project and submitted his comments in writing but was not present. Also Present: Mr. Dave O'Donnell representing Boos development, Mr. Dean Albright from Miller Associates and Mr. Dan Zoldak from Lars Anderson. Community members at large in attendance: Mrs. Vicky Yorty, Ms. Fran DuChamp, and Mrs. Jeanie Harper
2. Adoption of Agenda- Kevin Brown moved to approve the agenda and it was seconded by Carolyn Whalen. The motion carried with all in favor.
3. Committee Discussion Item- PD 13-0003 Family Dollar Pollock Pines was introduced and discussed. All in attendance were involved in asking questions and discussing the project. The committee discussed design components and is making the following recommendations:
 - a. Setback: Meets design committee approval if in compliance with county code.
 - b. Landscaping and Existing Growth: The committee agrees with the plan that existing planters away from the building to be refurbished. All landscaping to include local native plants. Low flow irrigation in compliance with current building code.
 - c. Fencing: The committee agrees with the plan submitted and understands that there will be no fencing other than block walls around the trash and propane enclosure.
 - d. Mailboxes: The committee understands that there will be no addition of a mailbox as a mailbox is provided on the site central to other businesses.
 - e. Signs: On the Monument Sign the committee recommends:
 - i. The sign be made out of wood to blend with the natural Forest surroundings and in harmony with the area.
 - ii. The sign be no taller than eight (8) feet and no wider than six (6) feet. The monument sign may include the company's current logo but recommends that the logo blends into a surrounding frame. The size to include the dimensions of the frame.
 - iii. The committee agrees with use of the company color in the sign however the coloring in the frame should assist in blending in with harmony to the forest like surroundings and in harmony with the area. We strongly recommend tan, beige, brown and green colors similar to the trim on the buildings in the development complex.
 - f. Lighting: The committee agrees with the development plan for lighting as long as it meets county code
 - g. Parking: The committee noticed that there was no plan or area set aside for snow storage. The committee recommends the county review the plan and ensure that the developers have a snow storage area that does not impede ADA compliance requirements, that does not infringe on the snow storage areas of other businesses in

the development complex, and that areas are well away from pedestrian walkways and driveways where melting and refreezing may cause hazardous walking or driving situations.

- h. Trash Areas: The committee agrees with the current plan for trash areas.
- i. Vehicular Access: The committee agrees with the current plan for access and understands that the plan includes using the existing entrance.
- j. Siding or Exterior: The Committee very strongly recommends the following:
 - i. The committee pointed out that all newer commercial buildings in the area are updating their appearance to include stacked rock or river rock as a part of their design element that emphasizes the forest environment that our community enjoys. (Safeway, Shell) The committee strongly recommends the rock trim as opposed to the stone panel suggested by the developers.
 - ii. The committee strongly recommends the use of wood or wood in appearance exterior in harmony with the other buildings in the complex, area and "town". We understand that the current metal exterior design is the façade used by the Family Dollar in other franchises around the country, however our Sierra Design Guild states on page 8: "Through the skillful use of different materials, the buildings should be designed to harmonize with each other and the environment. The different building materials of stone and wood are appropriate to building in the area and need to be skillfully blended with each other and with the setting of forest and mountain."
 - iii. We appreciate the State of the Art Green building design components and hope they can remain; perhaps encapsulated in the wood or wood like exterior.
- k. Colors: The committee appreciates that the main colors of the building are in synch with the other buildings in the development complex. The tan or beige color blends in with the environment and the other buildings. The committee understands the use of red as a trim color as it is a corresponding color in the Family Dollar Logo, however the other buildings in the complex mainly have a dark green as the main trim color with the exception of the Reibes Napa building which uses another tan color for the trim. The committee Very Strongly recommends that the Family Dollar use a dark green for the trim to blend in with the other buildings in the development complex and maintain the harmony with the forest like surroundings. A red trim does not meet the design code standards for Pollock Pines Area. The color on the parking lot barriers in front of the store must comply with ADA requirements and may then be red or yellow.
- l. Roofing Materials: The committee is in agreement with the plan to use metal as the roofing materials in compliance with county code.
- m. Air Conditioning: The committee is in agreement with the planned locations for the air conditioning units and that they will be concealed with landscaping native to the area.
- n. Roof Mounted Items: The committee is in agreement with the plan for roof mounted skylights.

4. General comments:

- a. Ms. DuChamps questioned why the county's website states that our committee members' terms have expired. She also stated that a majority of community members she spoke with are excited about the Family Dollar opening in Pollock Pines. She is also excited that the opening will offer jobs to local youth.
 - b. Mrs. Harper stated that she is here to support Evan Bell and his business as he has supported our community. She also stated that the Family Dollar business will be food for those members of our community who have limited transportation and cannot easily shop in other stores in the county for similar items.
 - c. Mrs. Yorty stated that she too supports the addition of jobs in the area and thinks it is a good thing for our community.
5. Committee comments: The committee would like to welcome the Family Dollar to the area. We expect that the recommendations will meet with approval from the developers and the county. Our main concern for the project is in terms of longevity. With our current economy and the competition from existing stores such as Safeway, CVS and small businesses we must again, very strongly request that the building blend with the forest and local environment more than the company's current franchise production appearance as the potential for the business to fail may lead the community to have a building left vacant or for lease that will not comply with our Sierra Design considerations. (Re; siding, stone, signs, color etc.)