



# AGENDA

**January 24, 2019  
11:00 A.M – 1:00 P.M**

## **DESIGN REVIEW ADVISORY COMMITTEE**

**Office of Planning and Environmental Review  
Sacramento County – Old Administration Building  
827 7<sup>th</sup> Street, DCD Community Room, First Floor  
Sacramento, CA 95814**

*The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the Office of Planning and Environmental Review at (916) 874-6141 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3<sup>rd</sup> party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929.*

Members: Bruce Monighan, Joshua Divelbiss, Jennifer Krauter  
Staff: Paul Gumbinger, Michael Wall, David Oulrey, Cindy Schaer, Ciara Fisher, Thomas Vogt, Emma Patten

### **A. REVIEW OF PENDING PROJECTS**

- 1. Control No.** [PLNP2018-00025. ARCO AM/PM 65<sup>th</sup> Street/Florin Road.](#)  
**APN:** 042-0012-042  
**Applicant:** Takhar South Sac, Inc.  
**Owner:** Burlington Coat Factory of Florin, Inc.  
**Location:** The property is located on the northwest corner of the 65<sup>th</sup> Street/Florin Road intersection in the South Sacramento community.  
**Request:**
  1. A **Tentative Parcel Map** to divide an existing 13.08 acre parcel into one 1.25 acre lot and one 11.83 acre lot.
  2. A **Use Permit** to allow a 24-hour automobile service station and a 24-hour convenience store in the SC, Shopping Center zone, on approximately 1.25 acres.
  3. A **Special Development Permit** to allow a reduction of drive-through lane landscape area from 25 feet to 20 feet.
  4. A **Design Review** to comply with the Countywide Design Guidelines.**Lead Planner:** [Cindy Schaer, Project Manager](#)

<p><b>2. Control No.</b></p> <p><b>APN:</b></p> <p><b>Applicant:</b></p> <p><b>Owner:</b></p> <p><b>Location:</b></p> <p><b>Request:</b></p> <p><b>Lead Planner:</b></p>	<p><a href="#">PLNP2018-00240. Mack Powell Event Center.</a></p> <p>278-0171-048-0000</p> <p>HGA Architects and Engineers</p> <p>Sacramento Association of Realtors</p> <p>The property is located at 2003 Howe Avenue, approximately 0.1 miles South from the Cottage Way and Howe Avenue intersection, in the Arden Arcade community.</p> <ol style="list-style-type: none"> <li>1. A <b>Use Permit</b> to utilize the assembly space and add 3,450 square feet to the footprint of an existing office building for an event center in the BP (Business Professional) Zone on approximately 3.16 acres.</li> <li>2. A <b>Special Development Permit</b> to allow the expansion of the office building to deviate from the side yard setback requirement of 25 feet between the Multifamily (RD-30) and Office (BP) Zoning.</li> <li>3. A <b>Minor Design Review</b> to comply with the Countywide Design Guidelines.</li> </ol> <p><a href="#">Ciara Fisher, Assistant Planner</a></p>
<p><b>3. Control No.</b></p> <p><b>APN:</b></p> <p><b>Applicant/Owner</b></p> <p><b>Location:</b></p> <p><b>Request:</b></p> <p><b>Lead Planner:</b></p>	<p><a href="#">PLNP2018-00132. Turnbull Place.</a></p> <p>253-0091-006-0000</p> <p>Bondaruk Veniamin</p> <p>The property is located at 5536 Turnbull Circle, approximately 0.1 miles North of Madison Avenue, in the Fair Oaks community.</p> <ol style="list-style-type: none"> <li>1. A <b>Community Plan Amendment and Rezone</b> from the existing Agricultural Residential 5 acres (AR-5) zoning designation to the proposed Residential 3 dwelling units per acre (RD-3) zoning designation.</li> <li>2. A <b>Tentative Subdivision Map</b> to divide approximately 5.5 acres into 12 single family lots.</li> <li>3. A <b>Special Development Permit</b> to allow more than two lots to be served by a private drive (SZC 5.4.2.B. Table 5.7[17]).</li> <li>4. A <b>Design Review</b> to comply with the Countywide Design Guidelines.</li> </ol> <p><a href="#">Ciara Fisher, Assistant Planner</a></p>
<p><b>4. Control No.</b></p> <p><b>APN:</b></p> <p><b>Applicant:</b></p> <p><b>Owner:</b></p> <p><b>Location:</b></p> <p><b>Request:</b></p> <p><b>Lead Planner:</b></p>	<p><a href="#">PLNP2018-00125. Valley Recovery Center of California.</a></p> <p>294-0110-003</p> <p>Holloway Land Co. Inc.</p> <p>Summit BHC Sacramento, LLC</p> <p>The property is located at 2221 Fair Oaks Boulevard in the Arden Arcade community.</p> <ol style="list-style-type: none"> <li>1. A <b>Use Permit</b> to legalize an existing social rehabilitation center with a maximum of 48 patients on approximately 1.28 acres in the RD-30 zone.</li> <li>2. A <b>Design Review</b> to comply with the Countywide Design Guidelines.</li> </ol> <p><a href="#">Thomas Vogt, Associate Planner</a></p>

<p><b>5. Control No.</b></p> <p><b>APN:</b></p> <p><b>Applicant/ Owner:</b></p> <p><b>Location:</b></p> <p><b>Request:</b></p> <p><b>Lead Planner:</b></p>	<p><a href="#">PLNP2018-00019. The Christian Community</a></p> <p>244-0231-013-0000.</p> <p>The Christian Community</p> <p>The property is located at 10030 Fair Oaks Blvd at the corner of Fair Oaks Blvd and Howard Street in the Fair Oaks community.</p> <p>1. <b>A Use Permit</b> to allow a church in an existing 6,322 square foot building in the Fair Oaks Village SPA.</p> <p>2. <b>A Special Development Permit</b> to deviate from frontage and parking lot landscaping standards.</p> <p>3. <b>A Design Review</b> to comply with the Countywide Design Guidelines.</p> <p><a href="#">Emma Patten, Assistant Planner</a></p>
<p><b>6. Control No.</b></p> <p><b>APN:</b></p> <p><b>Applicant:</b></p> <p><b>Owner:</b></p> <p><b>Location:</b></p> <p><b>Request:</b></p> <p><b>Lead Planner:</b></p>	<p><a href="#">PLNP2018-00300. Fat Cat Tattoo.</a></p> <p>230-0442-020-0000</p> <p>Tommy Garcia</p> <p>Meadows Property Management</p> <p>The property is located at 5159 Madison Avenue approximately 540 feet east of Auburn Blvd in the Carmichael/ Old Foothill Farms community.</p> <p>1 <b>.A Use Permit</b> to allow a tattoo shop at 5159 and 5155-02 Madison Avenue as required by Table 3.1 of the Sacramento County Zoning Code (Zoning Code).</p> <p>2. <b>A Design Review</b> to comply with the Countywide Design Guidelines.</p> <p><a href="#">Emma Patten, Assistant Planner</a></p>
<p><b>B MISCELLANEOUS</b></p>	
<p><b>C. REPORT BACK ON PREVIOUS REVIEWS</b></p>	
<p><b>D. REPORT ON PROJECTS TO COME</b></p>	
<p><b>E. OTHER BUSINESS</b></p>	
<p><b>F. REPORTS FROM STAFF</b></p>	