



# AGENDA

February 24, 2022  
11:00 A.M – 1:00 P.M

## DESIGN REVIEW ADVISORY COMMITTEE

Planning and Environmental Review

Sacramento County This Meeting Will Be Held Via Skype, To Join Call

+1 (916) 874-8000 +1 (916) 875-8000+1 (916) 876-4100

Conference ID#:9811716

For Assistance Contact Kim Reading at [ReadingK@saccounty.net](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Meredith Holsworth, Emma Patten, Gemma Tierney, David Oulrey

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2020-00131 Grace Bible Church Expansion.](#)  
**APN:** 248-0011-003-0000  
**Applicant:** Andre Baranov  
**Owner:** Brian Liebich  
**Location:** The property is located at the southeast corner of the Hazel Avenue and Cedarvillage Drive intersection in the Fair Oaks community.  
**Request:**  
1. A **Use Permit Amendment** to allow expansion of the existing church by increasing assembly use to 800 persons, expansion of the private K-12 school to allow up to 300 students, construction of 25,000 square feet in new buildings and additions to replace existing modular building and construction of new parking.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Meredith Holsworth, Associate Planner](#)

**2. Control No.** [PLNP2021-00129 7446 8th Street Parcel Map.](#)  
**APN:** 207-0011-001 and -003  
**Applicant:** Jerry Huffhines  
**Owner:** Ellen F Huffhines Trust  
**Location:** The property is located at 7446 and 7510 8th Street, on The southeast corner of 8th and U Streets, in the Rio Linda/Elverta community.  
**Request:**  
1. A **Tentative Parcel Map** to divide two parcels totaling approximately 7.33 gross (6.67 net) acres into four parcels.  
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).  
**Lead Planner:** [Gemma Tierney, Associate Planner](#)

**3. Control No.** [PLNP2021-00179 Oxform \(CZB, SDP, DRS\).](#)  
**APN:** 066-0110-006 and -025  
**Applicant:** Winn Communities  
**Owner:** Family Real Property Limited Partnership  
**Location:** The property is located east of Bradshaw Road, south of Florin Road, and North of Gerber Road in the Vineyard community.  
**Request:**  
1. A **North Vineyard Station Specific Plan Amendment** to change the land use designation for a 11.3-acre portion of the property from 10.1 acres of Single Family Residential 1-3 (SFR 1-3) and 1.2 acres of Detention Basin to 11.3 acres of SFR 4-7.  
2. A **Rezone** of 17.9 acres from Agricultural-Residential 10 (AR-10) to Residential Density-7 (RD-7).  
3. A **Tentative Subdivision Map** to divide a 17.9-acre property into 105 single-family residential lots in the RD-7 zone and four landscape lots.  
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Countywide Design Guidelines) and the *North Vineyard Station Specific Plan* (Specific Plan or NVSSP) Design Guidelines.  
**Lead Planner:** [Emma Patten, Associate Planner](#)

- 4. Control No.** [PLNP2020-00195 6840 2nd Street Parcel Map \(PMR-SPZ-DRS\).](#)
- APN:** 206-0142-005-0000
- Applicant/Owner:** Chuck Rose
- Location:** The property is located at 6840 2nd Street, about 300 feet North of M Street, in the Rio Linda/Elverta community.
- Request:**
1. A **Tentative Parcel Map** to divide one approximately 9.99-acre parcel in the AR-2 zone into four parcels and one remainder parcel with the following sizes:
    - a. Proposed Parcel 1: about 2 gross acres (about 1.85 net acres)
    - b. Proposed Parcel 2: about 2 acres (gross/net)
    - c. Proposed Parcel 3: about 1.99 acres (gross/net)
    - d. Proposed Parcel 4: about 2 acres (gross/net)
    - e. Remainder Parcel: about 2 gross acres (about 1.85 net acres)
  2. A **Special Development Permit** to allow the project to deviate from the following development standard:
    - a. Minimum Lot Size in the AR-2 Zone (Zoning Code Section 5.3.1.A., Table 5.4): Two gross acres. As proposed, one of the parcels is about 1.99 gross acres.
  3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Gemma Tierney, Associate Planner](#)

**5. Control No.** [PLNP2021-00172 2128 Marconi Auto Sales \(CZB, UPP, SPZ, DRS\).](#)

**APN:** 266-0224-046-0000

**Applicant:** JTS Engineering Consultants, Inc.

**Owner:** Hatem Sharif

**Location:** The property is located at 2128 Marconi Avenue, in the Arden-Arcade community.

**Request:**

1. A **Community Plan Amendment and Rezone** to change the community plan and zoning designations of the 0.42 acre property from Light Commercial (LC) to General Commercial (GC).
2. A **Use Permit** to allow auto sales within the GC zone.
3. A **Special Development Permit** to deviate from the seven foot landscape requirement at property lines shared with residential zoning districts required by Section 5.2.4.B.3 of the Zoning Code.
4. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [David Oulrey, Associate Planner](#)

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

**F. REPORTS FROM STAFF**