



# AGENDA

February 25, 2021  
11:00 A.M – 1:00 P.M

## DESIGN REVIEW ADVISORY COMMITTEE

Office of 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# 49855605

For Assistance Contact Lauren Haas at [haasl@saccounty.net](mailto:haasl@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Desirae Fox, Kimber Gutierrez, Meredith Holsworth

### A. REVIEW OF PENDING PROJECTS

- Control No.** [PLNP2020-00079 East Lawn Sierra Hills.](#)  
**APN:** 229-0390-034 and -031  
**Applicant/Owner:** East Lawn, Inc.  
**Location:** The property is located at 5757 Greenback Lane in the Carmichael/Old Foothill Farms community.  
**Request:**
  1. A **Use Permit** for a cemetery in the RD-2 zone.
  2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Kimber Gutierrez, Associate Planner](#)

**2. Control No.** [PLNP2020-00101 O'Donnell Estates.](#)  
**APN:** 247-0010-001 and -008  
**Applicant/Owner:** Apex Property Management  
**Location:** The property is located south of the corner of Rappahannock Way and Woodfair Way in the Carmichael/Old Foothill Farms community.  
**Request:**

1. A **Tentative Subdivision Map** to divide five acres into nine lots in the RD-2 zone.
2. A **Special Development Permit** to allow a deviation from the following:
  - Public Street Frontage (Section 5.4.2.B, Table 5.7.A, Footnote 8): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The project is proposing eight lots be served by a private drive.
3. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [Kimber Gutierrez, Associate Planner](#)

**3. Control No.** [PLNP2020-00141 Onit Cofffee Kiosk \(UPZ-SPZ-DRS\).](#)  
**APN:** 266-0182-023-0000  
**Applicant:** Shadi Khattab  
**Owner:** Mahmoud Khattab  
**Location:** The property is located at 2201 Marconi Ave, located on the northeast corner of the Marconi Avenue and Howe Avenue intersection in the Arden Arcade community.  
**Request:**

1. A **Use Permit** to allow a drive through restaurant within 75 feet of a residential zone.
2. A **Special Development Permit** to allow deviations to landscaping and spacing requirements between right of way and drive through entrance.
3. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [Meredith Holsworth, Associate Planner](#)

**4. Control No.** [PLNP2019-00055 Danish Townhome.](#)  
**APN:** 039-0052-060-0000  
**Applicant:** Fred Arastoo  
**Owner:** Danish and Samara Umer  
**Location:** The property is located at 6505 44<sup>th</sup> Street, approximately 680 feet south of 47<sup>th</sup> Avenue in the south Sacramento community.  
**Request:**

1. A **Special Development Permit** to deviate from the following multi-family development standards:
  - Deviation from the required density (20 dwelling units per acre) by 50%
  - Deviation from the interior side yard setback
  - The project proposes a 20-foot interior side yard setback.
  - Deviation from the rear yard setback
  - The project proposes a 20-foot interior yard setback.
  - Deviation from the required 7-foot landscape planter for a multi-family project adjacent to residential parcels.
  - The project proposes a 5-foot landscape planter along the southern and eastern border.
  - Deviation from the parking lot shade requirements.
2. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [Desirae Fox, Assistant Planner](#)

<b>B.</b>	<b>MISCELLANEOUS</b>
<b>C.</b>	<b>REPORT BACK ON PREVIOUS REVIEWS</b>
<b>D.</b>	<b>REPORT ON PROJECTS TO COME</b>
<b>E.</b>	<b>OTHER BUSINESS</b>

<b>F.      REPORTS FROM STAFF</b>