



AGENDA

February 27, 2020
11:00 A.M – 1:00 P.M

DESIGN REVIEW ADVISORY COMMITTEE

Office of Planning and Environmental Review
Sacramento County – Old Administration Building
827 7th 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 3rd 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, Dan Richards, Jennifer Krauter
Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Jessie Shen, Meredith
Holsworth

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2019-00134 Fair Oaks Promenade Lot 22.](#)
- APN:** 235-0060-022
- Applicant/Owner:** Eric Gonsalves
- Location:** The property is located at 5428 Hazel Avenue, approximately 340 feet north of Madison Avenue, in the Fair Oaks community.
- Request:**
1. A **Development Plan Review** for 12,440-square-foot retail building on approximately 1.38 acres in the interim SC zoning district, pursuant to Condition 1 of Control No. 2008-PAB-DRS-00099.
 2. A **Use Permit** to allow a drive-through with amplified sound features located within 300 feet of residential zoning districts.
 3. A **Special Development Permit** to deviate from the required 25 foot of landscaping between the proposed drive-through lane and Hazel Avenue.
 4. A **Design Review** to comply with Countywide Design Guidelines.
- Lead Planner:** [Jessie Shen, Associate Planner](#)

4. Control No. [PLNP2019-00360 Eskaton Fair Oaks Parking Addition.](#)
APN: 233-0142-048/049/066 And 233-0690-007
Applicant: Warren Consulting Engineers
Owner: Eskaton
Location: The property is located at 8091 Village Estates Lane, on the East side of Fair Oaks Boulevard and approximately 500 feet South of Woodleaf Drive in the Fair Oaks community.
Request:

1. A **Use Permit Amendment** (81-UP-0050) to add two additional parcels to the north of the existing residential care facility to develop into a parking area.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

5. Control No. [PLNP2019-00380 West Elkhorn Tentative Parcel Map.](#)
APN: 201-1020-039
Applicant: Fit Development, LP
Location: The property is located at 0 West Elkhorn Boulevard, at the Northeast Corner of the Metro Air Parkway and West Elkhorn Boulevard intersection in the Natomas community.
Request:

1. A **Tentative Parcel Map** to divide approximately 16.9 acres into four lots in the Metro Air Park Special Planning Area (SPA).
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

B. MISCELLANEOUS

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C. REPORT BACK ON PREVIOUS REVIEWS

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D. REPORT ON PROJECTS TO COME

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E. OTHER BUSINESS

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F. REPORTS FROM STAFF

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