



AGENDA

March 24, 2021
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#:2643998

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, David Oulrey, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2021-00290 Annadale Cottages at Arcade Park \(SDP, SPZ, DRS\).](#)
- APN:** 255-0032-005-0000
- Applicant:** Hausman Architecture
- Owner:** Pro Act Properties, LLC
- Location:** The property is located at 3816 Annadale Lane, on the east side of Annadale Lane, approximately 177 feet north of the intersection of Annadale Lane and Edison Avenue in the Arden-Arcade community.
- Request:**
1. A **Tentative Subdivision Map** to divide a 0.91 acre parcel into nine parcels in the RD-20 zoning district.
 2. A **Special Development Permit** to deviate from the five foot minimum interior side yard setback with a 0 foot setback and the 25 foot trash enclosure setback from residentially zoned property with a five foot setback.
 3. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [David Oulrey, Associate Planner](#)

2. Control No. [PLNP2021-00289 Dokes Tentative Parcel Map at Camellia Park \(PMR, DRS\).](#)

APN: 037-0327-014-0000

Applicant: Rose's Engineering

Owner: David Dokes

Location: The property is located at 6125 Martin Luther King Jr. Boulevard at the southeastern corner of the intersection of 42nd Avenue and Martin Luther King Jr. Boulevard in the South Sacramento community.

Request:

1. A **Tentative Parcel Map** to divide a 0.84 acre parcel in the RD-20 zoning district into four parcels and a remainder lot.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No. [PLNP2021-00214 Tributary Point Self-Storage](#)
APN: 069-0650-019-0000
Applicant/Owner: Larry Thom
Location: The property is located at 12130 Tributary Point Drive, Gold River, CA 95670, between Tributary Point Drive and US 50, 1,400 feet west of Hazel Avenue in the Cordova community.
Request:
1. **Zoning Agreement Amendment (ZGB)** to remove/modify Condition of Approval (b)(3)(a)(5) in Exhibit II of the First Amended Zoning Agreement:
• Development in the SC portion of the project should be limited to one building/tenant to a maximum floor area of 25,000 square feet. All other buildings shall be less than 20,000 square feet and allow the construction of the three new structures, totaling 137,768 square feet and allow the construction of three new structures, totaling 137,768-sf.
2. **Use Permit (UPP)** to allow a mini-storage facility within a Shopping Center (SC) zone, pursuant to land uses specified in the SZC § 2.9, Light Commercial (LC) zoning district.
3. **A Development Plan Review (PSS)** to allow development of the 5.25-acre site for three new structures, totaling 137,768-sf, including on-site parking and landscaping, per Condition of Approval (b)(3) in Exhibit II of the First Amended Zoning Agreement. Specifically, the self-storage buildings would be:
• Bldg. 'A' 3-story, 124,650-sf,
• Bldg. 'B' 1-story, 9,014-sf;
• Bldg. 'C', 1-story, 3,264-sf, with attached 840-sf office
4. A **Design Review** to comply with the Countywide Design Guidelines.
Lead Planner: [Nate Doberneck, Associate Planner](#)

B.	MISCELLANEOUS
C.	REPORT BACK ON PREVIOUS REVIEWS
D.	REPORT ON PROJECTS TO COME
E.	OTHER BUSINESS
F.	REPORTS FROM STAFF