



AGENDA

April 25, 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 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, Joshua Divelbiss, Jennifer Krauter
Staff: Paul Gumbinger, Michael Wall, David Oulrey, Jessie Shen; Meredith Holsworth

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2018-00132. Turnbull Place.](#)
APN: 253-0091-006
Applicant: Bondaruk Veniamin
Location: The property is located at 5536 Turnbull Circle, approximately 0.2 mile northwest of the Madison and Illinois Avenues intersection, in the Fair Oaks community.
Request:
1. A **Community Plan Amendment and Rezone** of approximately 5.40 acres from the existing Agricultural Residential, 5 acres (AR-5) and approximately 0.16 acre from the existing Residential, 5 dwelling units per acre (RD-5) zoning designation with Flood (F) combining overlay, for a total of 5.56 acres, to the proposed Residential, 3 dwelling units per acre (RD-3) zoning designation with F combining overlay.
 2. A **Tentative Subdivision Map** to divide an approximately 5.56-gross-acre parcel into 12 lots in the proposed RD-3 zoning district with F combining overlay.
 3. A **Special Development Permit** to allow:
 - a. 12 lots to be served by a private drive;
 - b. Reductions in minimum front yard setbacks for Lots 1, 5, 6, 9, 10, 11, and 12; and
 - c. Reductions in minimum rear yard setbacks for Lots 3, 4, 5, and 6.
 4. A **Design Review** to comply with Countywide Design Guidelines.
- Lead Planner:** [Jessie Shen, Associate Planner](#)

2. Control No. [PLNP2018-00342 Mutual Housing on the Boulevard.](#)
APN: 051-0640-047
Applicant: Mutual Housing California
Owner: Stockton Boulevard Housing
Location: The property is located at 7351 Stockton Boulevard, Approximately 200 feet North of the intersection of Stockton Boulevard and Orange Avenue in the South Sacramento Community.
Request:

1. A **Tentative Parcel Map** to divide approximately 6.8 acres into two lots in the RD-20 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

3. Control No. [PLNP2018-00282. Roots Coffee Drive-Through.](#)
APN: 247-0280-011
Applicant: Fair Oaks Coffee, Inc.
Owner: Ethan Conrad
Location: The property is located at 9047 Fair Oaks Boulevard, at the corner of Fair Oaks Boulevard and San Juan Avenue, in the Carmichael Community
Request:

1. A **Use Permit** to allow a drive through with amplified sound within 300 feet of a residential zoning district.
2. A **Special Development Permit** to deviate from drive-through standards.
3. A **Design Review** to comply with the Countywide Design Guidelines.

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

4. Control No. [PLNP2018-00034. Metro Air Park Hotels.](#)
APN: 201-1020-051
Applicant/Owner: Cosmo Hotels Management
Location: The property is located at 4750 West Elkhorn Boulevard, approximately 400 feet West of the intersection of Metro Air Parkway and Skyking Road in the Natomas Community.
Request:

1. A **Tentative Parcel Map** to divide 7.28 acres into four parcels 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
C.	REPORT BACK ON PREVIOUS REVIEWS
D.	REPORT ON PROJECTS TO COME
E.	OTHER BUSINESS
F.	REPORTS FROM STAFF