



AGENDA

May 13, 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#6637827
For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz
Staff: Paul Gumbinger, Michael Wall, Kim Reading, Emma Patten; David Oulrey

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2021-00054 Hobday Road Tentative Parcel Map at Don Ray Colony.](#)
- APN:** 136-0260-022-0000
- Applicant/Owner:** Anthony Merola
- Location:** The property is located at the Northeastern corner of the intersection of Alta Mesa East Road and Hobday Road in the Southeast community.
- Request:**
1. A **Tentative Parcel Map** to split a 15.06 acre parcel into three separate parcels.
 2. A **Design Review** to determine with Countywide Design Guidelines.
- Lead Planner:** [David Oulrey, Assistant Planner](#)

2. Control No. [PLNP2019-00210 Grand Avenue Tentative Parcel Map.](#)
APN: 244-0214-004-0000
Applicant/Owner: Ruzana Sirunanian
Location: The property is located at 8061 Grand Avenue approximately 175 feet northeast of Main Street in the Fair Oaks community.
Request:
1. A **Tentative Parcel Map** to divide an approximately 0.52 acre parcel into 2 parcels in the RD-5 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.
Lead Planner: [Emma Patten, Associate Planner](#)

3. Control No. [PLNP2020-00245 Calvine Station Retail Center.](#)
APN: 115-0130-084-0000
Applicant: Catalyst Development
Owner: Sacramento Regional Transit District
Location: The property is located at the southeast corner of Calvine Road and Auberry Drive in the South Sacramento community.
Request:
1. A **Special Planning Area Amendment** to remove the subject property from the Calvine Road/ Highway 99 SPA and change the community plan designation to LC.
2. A **Rezone** to change the zoning designation of the 4.1 acre property from SPA to LC.
3. A **Tentative Parcel Map** to divide the 4.1 acre parcel into six parcels.
4. A **Use Permit** to allow:
a. A drive through coffee shop within 300 feet of a residential zoning district on proposed parcels one and two.
b. A drive through restaurant within 300 feet of a residential zoning district on proposed parcel three.
c. A car wash within 300 feet of a residential zoning district on proposed parcel four.
5. A **Special Development Permit** to deviate from:
a. Minimum front yard setbacks for proposed parcels 1, 2, 4, and 5;
b. Minimum side street yard setbacks for proposed Parcel 1;

- c. Minimum parking lot end aisle planter widths for two planters located near the car wash;
- d. Minimum trash enclosure setbacks for the trash enclosure located on proposed Parcel 1;
- e. Minimum landscape requirements between the drive through and the right of way for proposed parcels 1 and 4.

6. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Emma Patten, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF