



AGENDA

May 14, 2020
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) 876-4100 or +1 (916) 875-8000 or +1 (916) 874-8000
Conference ID# 4151483
For Assistance Contact Lauren Haas at haasl@saccounty.net

Members: Bruce Monighan, Dan Richards, Jennifer Krauter
Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Meredith Holsworth,
Kimber Gutierrez; Desirae Fox

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2019-00261 7300 Fair Oaks Boulevard 7-Eleven Service Station.](#)
- APN:** 260-0470-004 and -005
- Applicant:** Kim Barnett
- Location:** The property is located at 7300 and 7310 Fair Oaks Boulevard, at the northeast corner of the Fair Oaks Boulevard and Sutter Avenue intersection, in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Use Permit** to allow a 24-hour automobile service station with a 2,958-square-foot fuel canopy covering four pump islands, and a 2,954-square-foot 24-hour convenience store on approximately 0.87 acres in the LC zoning district.
 2. A **Special Development Permit** to allow on-site signage for a primary automotive service station to exceed 125 square feet.
 3. A **Design Review** to comply with Countywide Design Guidelines.
- Lead Planner:** [Meredith Holsworth, Associate Planner](#)

2. Control No. [PLNP2019-00157 Carmichael Commons.](#)
APN: 230-0120-010, 230-0131-001, and 230-0120-011
Applicant: Generations Construction LLC
Owner: Northern California Conference of SDA
Location: The property is located at 5601 Winding Way, on the Northwest Corner of Winding Way and Hackberry Lane in the Carmichael community.
Request:

1. A **Rezone** from Residential 2 (RD-2) to Residential 25 (RD-25) on approximately 15.55 acres.
2. A **Community Plan Amendment** from RD-2 to RD-25 on approximately 15.55 acres.
3. A **General Plan Amendment** from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 15.55 acres.
4. A **Use Permit** to allow the following within the RD-25 zone:
 - A congregate care facility;
 - A convalescent hospital; and
 - Multi-family development exceeding 150 units
5. A **Tentative Parcel Map** to reconfigure the existing three parcels to accommodate the existing school, proposed senior living community, and proposed convalescent hospital (assisted living and memory care) on three separate parcels.
6. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Multi-family Use Fences (Section 5.2.5.C.2): Either a solid wood fence or masonry wall of at least six feet in height shall be provided along the interior property lines when located adjacent to residential zoning districts. The proposed project shows a six-foot tall black chain link fence.
7. A **Design Review** to comply with the Countywide Design Guidelines.

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

3. Control No. [PLNP2019-00364 Fairway Avenue Multi-Family Apartment.](#)

APN: 242-0011-013, 242-0011-014, 242-0011-015

Applicant/Owner: Mosswood Holdings, Inc.

Location: The property is located at 4944 San Juan Avenue in the Fair Oaks community.

Request:

1. A **Conditional Use Permit** to allow a 20-unit multi-family development on three parcels that collectively are approximately 0.87 acres pursuant to Section 3.5.1.C, 5.4.3.B, and 5.5.2.A of the Sacramento County Zoning Code. The subject property has Business Professional zoning (BP Zone) and Medium Density Residential General Plan Designation (MDR).
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF
