



AGENDA

May 23, 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, Meredith Holsworth, Desirae Fox, Kimber Gutierrez, Jessie Shen

A. REVIEW OF PENDING PROJECTS

- | | |
|------------------------------|--|
| 1. Control No. | PLNP2019-00047. Dillard Road Parcel Map. |
| APN: | 126-0171-005, 126-0171-012 |
| Applicant/
Owner: | Carie and James Smith |
| Location: | Property Located At 9156 And 9146 Dillard Road, Approximately 740 Feet Northeast Of Keating Road In The Cosumnes Community. |
| Request: | <ol style="list-style-type: none">1. A Tentative Parcel Map to divide two parcels totaling 11.9 acres into four lots with a remainder lot in the A-2 zone.2. A Design Review to comply with the Countywide Design Guidelines. |
| Lead Planner: | Desirae Fox. Assistant Planner |

2. Control No. [PLNP2019-00045. 2223 Gunn Road Tentative Parcel Map.](#)
APN: 283-0120-035
Applicant: KPFF Consulting Engineers
Owner: Ikon Homes
Location: The property is located at 2223 Gunn Road in the Carmichael/Old Foothill Farms community.
Request:

1. A **Tentative Parcel Map** to divide 0.77 acres into four lots in the RD-5 zone.
2. A **Special Development Permit** to allow more than two lots to be served by a private drive.
3. A **Design Review** to comply with the Countywide Design Guidelines.

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

3. Control No. [PLNP2019-00094. 10091 Kost Road Tentative Parcel Map.](#)
APN: 283-0120-035
Applicant: Conti & Associates, Inc.
Owner: Terry Parker
Location: The property located at 10091 Kost Road in the Southeast community.
Request:

1. A **Tentative Parcel Map** to divide 12.5 acres into four lots with a remainder in the AR-2 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

4. **Control No.** [PLNP2017-00196. California Center Auto Sales.](#)
APN: 245-0210-008, -010, -011, -012
Applicant: Stephen J. Lemmon
Owner: Dana Tutt
Location: The property is located at 7801 and 7811 Fair Oaks Boulevard, at the Northeast corner of the Fair Oaks Boulevard and California Avenue intersection, in the Fair Oaks community.

Request:

1. A **Use Permit Amendment** to allow automobile sales on approximately 0.82 acre in the General Commercial (GC) zoning district.
2. A **Special Development Permit** to allow:
 - a. Existing 6-foot-wide landscape planters to deviate from the required 8-foot-wide standard (APNs 245-0210-011 and -012);
 - b. No frontage landscape planter on California Avenue (APN 245-0210-008); and
 - c. Reduction of 79 percent in required parking spaces provided (19 parking spaces required, 4 parking spaces provided).
3. A **Design Review** to comply with Countywide Design Guidelines.

Lead Planner: [Jessie Shen, Associate Planner](#)

5. **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](#)

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