



AGENDA

June 10, 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#3534150
For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz
Staff: Dustin Littrell, Michael Wall, Kim Reading, Meredith Holsworth, Kimber Gutierrez, David Oulrey

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2021-00040 Oliveto Subdivision Map \(SDP-SPP-DRS\).](#)
APN: 246-0080-007-0000
Applicant: Tim Lee
Owner: Joilynn Hollingsworth
Location: The property is located at 8572 Sunset Avenue, approximately 650 feet east of the Sunset Avenue and Kenneth Avenue intersection, in the Fair Oaks community.
Request:
 1. A **Tentative Subdivision Map** to divide approximately 9.24 gross acres into 16 single-family residential lots in the RD-2 zoning district.
 2. A **Special Development Permit** to allow:
 - Reductions in the required minimum lot area of 20,000 net square feet for proposed Lots 5 (17,475 net square feet), 6 (19,663 net square feet), and 7 (17,732 net square feet);
 - 16 lots to be served by a private drive; and
 - Fencing up to 8 feet in height located along the perimeter of the subject parcel, exceeding the maximum permitted height of 7 feet.
 3. A **Design Review** to comply with the Countywide Design Guidelines.**Lead Planner:** [Kimber Gutierrez, Senior Planner](#)

2. Control No. [PLNP2019-00062 34th Street Tentative Parcel Map \(PMR-DRS\).](#)
APN: 208-0121-017-0000
Applicant: Wong & Associates
Owner: Anatolie Seremet
Location: The property is located on the west side of 34th Street and approximately 400 feet south of U Street in the North Highlands community.
Request:

1. A **Tentative Parcel Map** to divide 10 acres into four lots of approximately 2.5 acres each in the AR-1 zone.
2. A **Design** Review to comply with the Countywide Design Guidelines.

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

3. Control No. [PLNP2020-00134 Popeye's at North Watt Corridor.](#)
APN: 208-0152-036 & -037
Applicant: Milestone Associates
Owner: Abdul Noor
Location: The property is located at 6849 Watt Avenue within the Commercial Mixed Use Subdistrict of the North Watt SPA, in the North Highlands 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 allow the following deviations from the North Watt SPA:
 - Front building setback of 51.59 feet, exceeding the 18-foot maximum.
 - Build-To-Line of 0 percent, which is less than the 70 percent minimum.
3. A **Design Review** to determine consistency with the Countywide Design Guidelines.

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

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS
F. REPORTS FROM STAFF