



AGENDA

June 25, 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) 874-8000 or +1 (916) 875-8000 or +1 (916) 876-4100
Conference ID# 46715694
For Assistance Contact Lauren Haas at haasl@saccounty.net

Members: Bruce Monighan, Dan Richards, Jennifer Krauter
Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Desirae Fox, Emma Patten, Bilegt Baatar

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2019-00349 9260 Elm Ave Parcel Split.](#)
APN: 213-0112-007
Applicant: Oleg Kravchuk
Owner: Solid Construction & Design Inc.
Location: The property is located at 9260 Elm Ave, in the Orangevale community.
Request:
1. A **Tentative Parcel Map** to divide one 2.5 gross-acre (2.39 net acre) parcel into two parcels in the AR-1 zoning district.
2. An **Incidental Design Review** to comply with the Countywide Design Guidelines
Lead Planner: [Bilegt Baatar, Assistant Planner](#)

2. Control No. [PLNP2019-00276 Gerber Walmart Fueling Station.](#)
APN: 065-0080-124
Applicant/Owner: Walmart Stores, Inc.
Location: The property is located at 8915 Gerber Road, at the corner of Elk Grove Florin Road and Gerber Road in the Vineyard community.
Request:

1. A **Use Permit** to allow an eight-island gas station and convenience store on a 1.03 acre lot in the SC zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

3. Control No. [PLNP2020-00050 Starbucks Coffee Company Northern California.](#)
APN: 073-0890-028
Applicant/Owner: Murieta Marketplace, LLC
Location: The property is located at 7195 Murieta Drive on the south side of Jackson Road, approximately 500 feet east of Murieta Drive in the Cosumnes community.
Request:

1. A **Use Permit** for a drive through with amplified sound located within 300 feet of a residential zoning districts (RD-3), located across Jackson Road.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

4. Control No. [PLNP2020-00054. Mutual Housing and Habitat for Humanity at 46th Street.](#)

APN: 039-0011-013

Applicant: Parker Evans

Owner: Leah Miller

Location: The property is located at the Southern Terminus of Lang Avenue and 46th Street, approximately 0.3 miles South of 47th Avenue, in the South Sacramento community.

Request:

1. A **Tentative Subdivision Map** to divide an approximately 7.1-gross-acre, split-zoned parcel into:
 - a. 18 lots for single-family residential uses on approximately 3.6 gross acres in the RD-5 zone.
 - b. Two lots for 108 affordable apartment units on approximately 3.5 gross acres in RD-20 zoning district.
2. A **Special Development Permit** to allow the following:
 - a. Deviation from the minimum setback required from residentially-zoned or property used for residential purposes
 - b. Deviation from the required landscape screening north of the trash enclosure.
3. A **Design Review** to deviate from minimum covered parking spaces requirements and to comply with the Countywide Design Guidelines.
4. A **State Density Bonus** to allow for 108 affordable units and for the following incentives:
 - a. Deviation from minimum building setbacks (front, rear, and side street).
 - b. Deviation from the required minimum parking spaces.

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