



# AGENDA

June 27, 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 7<sup>th</sup> 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 3<sup>rd</sup> 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,  
Nishant Seoni, Leanne Mueller, Emma Patten

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2019-00122 Dunkin' Donuts Use Permit.](#)  
**APN:** 230-0222-047  
**Applicant:** All Access Permits  
**Owner:** Ethan Conrad Properties  
**Location:** The property is located at 4131 Manzanita Avenue, approximately 250 feet South of Lincoln Avenue in the Carmichael community.  
**Request:**
  1. A **Use Permit** to allow a drive-through with amplified sound within 300 feet of a residential zone.
  2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Meredith Holsworth, Associate Planner](#)

2. **Control No.** [PLNP2019-00087 Milagro Monument Sign.](#)  
**APN:** 272-0200-068  
**Applicant:** Steve Sampognaro  
**Owner:** Allan Davis  
**Location:** The property is located at 6241 Fair Oaks Boulevard, approximately 500 feet South of Marconi Avenue in the Carmichael community.  
**Request:**  
1. A **Special Development Permit** to allow the monument sign to exceed the height and size requirements of the Fair Oaks Main Special Planning Area (SPA).  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Meredith Holsworth, Associate Planner](#)

3. **Control No.** [PLNP2016-00378 Landis Avenue Tentative Parcel Map.](#)  
**APN:** 260-0370-013  
**Applicant:** JTS Engineering Consultant Inc.  
**Owner:** Kamran Nakhaee  
**Location:** The property is located at 5933 and 5939 Landis Avenue in the Carmichael community.  
**Request:**  
1. A **Tentative Parcel Map** to divide 0.736 acres into three parcels of 0.229, 0.231, and 0.276 acres.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Nishant Seoni, Assistant Planner](#)

4. **Control No.** [PLNP2019-00099 Myrtle Avenue Parcel Map.](#)  
**APN:** 228-0480-043  
**Applicant:** Wong and Associates  
**Owner:** KotermaK, LLC  
**Location:** The property is located at 0 Myrtle Avenue on the North side of Myrtle Way approximately 3,000 feet East of Auburn Blvd. in the Carmichael Old Foothill Farms community.  
**Request:**  
1. A **Tentative Parcel Map** to divide 1.78-acres into four lots ranging in size from 8,505 square feet to 24,306 square feet.

- Parcel 1 = 8,505 square feet.
- Parcel 2 = 8,505 square feet
- Parcel 3 = 9,888 square feet
- Parcel 4 = 24,306 square feet

  
2. A **Special Development Permit** to allow four lots to be served by a private drive in the RD-5 Zoning District.  
3. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Leanne Mueller, Associate Planner](#)

**5. Control No.**      [PLNP2018-00313 7-11 Orangevale.](#)  
**APN:**                    223-0182-051  
**Applicant:**            Tait and Associates  
**Owner:**                 Guggenheim Development Services  
**Location:**             The property is located at 9396 Greenback Lane, at the Southwest corner of Greenback Lane and Main Avenue in the Orangevale community.  
  
**Request:**                1. A **Use Permit** to allow a 24-hour automobile service station and a 24-hour convenience store on 1.1 acres in the Greenback Lane Special Planning Area (SPA).  
                                   2. A **Special Development Permit** for the canopy height to exceed 18.5 feet.  
                                   3. A **Design Review** to comply with the Countywide Design Guidelines.  
  
**Lead Planner:**        [Leanne Mueller, Associate Planner](#)

**6. Control No.**      [PLNP2019-00137 Kiefer Wireless Communication Facility.](#)  
**APN:**                    074-0103-008  
**Applicant:**            Verizon Wireless  
**Owner:**                 Atonement Lutheran Church  
**Location:**             The property is located at 9242 Kiefer Boulevard at the Southeast corner of Westporter Drive and Kiefer Boulevard in the Cordova community.  
  
**Request:**                1. A **Use Permit** to allow a new 55-foot tall monopole on a 1.89 acre, RD-5 property.  
                                   2. 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**


<b>F.      REPORTS FROM STAFF</b>