



# AGENDA

July 23, 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) 874-8000 or +1 (916) 875-8000  
Conference ID#9455705

For Assistance Contact Lauren Haas at [haasl@saccounty.net](mailto:haasl@saccounty.net)

Members: Bruce Monighan, Dan Richards, Jennifer Krauter

Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Desirae Fox, David Oulrey, Kimber Gutierrez, Bilegt Baatar

### A. REVIEW OF PENDING PROJECTS

1. **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](#)

**2. Control No.** [PLNP2019-00355 Chick-Fil-A Use Permit Amendment.](#)  
**APN:** 278-0270-033  
**Applicant:** Chick-Fil-A, Inc.  
**Owner:** Atkins  
**Location:** The property is located at 2101 Alta Arden Expressway in the Arden Arcade community.  
**Request:**  

1. A **Conditional Use Permit Amendment** to convert the existing drive-through from a single lane to a double lane drive through facility (prior use permit 2004-0743).
2. **Special Development Permit** to allow for the proposed drive-through lanes to deviate from the 12 foot minimum width requirement.
3. A **Design Review** to comply with the Countywide Design Guidelines.

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

**3. Control No.** [PLNP2020-00096 1870 Claremont Road Parkway Corridor Conditional Use Permit](#)  
**APN:** 283-0260-017  
**Applicant/Owner:** Casey and Joan Kelly  
**Location:** The property is located at 1870 Claremont Road, on the south side of Claremont Road, approximately 319 feet southwest of Coda Lane, in the Carmichael community.  
**Request:** A **Conditional Use Permit** For The Remodel And Enlargement Of An Existing Residence Located With The Bluff Setback Area Required By The Parkway Corridor Combining Zone.  
**Lead Planner:** [David Oulrey, Assistant Planner](#)

**4. Control No.** [PLNP2019-00213 4748 Engle Road Office Building Conversion.](#)

**APN:** 256-0101-043

**Applicant/Owner:** Wang Brothers Investments, LLC

**Location:** The property is located at 4748 Engle Road, approximately 550 feet East of Mission Avenue and within the Mission Oaks neighborhood preservation area in the Carmichael/Old Foothill Farms community.

**Request:**

1. A **Use Permit** to allow multiple family residential units within the Business Professional (BP) zoning district.
2. A **Variance** to allow the proposed project to deviate from the following Mission Oaks Neighborhood Preservation Area development standards:
  - Landscape Buffer (Section 532-016(c) (1)): A planter or landscaped area at least 25 feet wide shall be provided adjacent to the interior boundary lines of all adjoining residential zones. The proposed project includes a five foot wide noncontinuous landscape planter along the east and south property lines.
  - Parking Lot Shade (Section 532-016(c)(2)): Parking lot landscaping shall include shade trees selected from an approved list, placed so as to cover at least 50 percent of the total parking area. The proposed parking lot shade is a combination of carports and trees (82 percent shade coverage).
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Side Yard Setback (Section 5.4.3.B, Table 5.8): The minimum side yard setback requirement for multifamily residential development is 15 feet. The existing building proposed for conversion is 12 ½ feet from the west side property line.
  - Side Yard Setback From Existing Single-family Residential (Section 5.4.3.B, Table 5.8): The minimum side yard setback requirement for two-story multifamily residential development from existing single-family residential is 50 feet. The existing building proposed for conversion is 14 ½ feet from the east side property line shared with existing single-family residential homes and 12 ½ feet from the west side property line partially shared with existing single-family residential homes.
  - Private Open Space (Section 5.4.3.B, Table 5.8): The minimum amount of private open space required per unit is 40 square feet. The proposed project provides private open space for all units except two (Unit 2 and Unit 10).

- Landscape Planter (Section 5.2.4.B.3): A minimum seven foot wide continuous landscape planter area shall be provided adjacent to the interior property lines of all adjoining parcels zoned for residential purposes. The proposed project includes a five foot wide noncontinuous landscape planter along the east and south property lines.
  - Landscaping Screening (Section 5.2.4.3.B.4): A five foot landscape planter shall be installed around the perimeter of trash enclosures. The proposed project includes a perimeter landscape planter, but it is not continuously five feet in width.
  - Covered Parking (Section 5.9.2.A.1.b): One parking space per unit shall be covered. The proposed project includes 12 covered parking spaces for 20 units.
  - Parking Separation From Buildings (Section 5.9.2.A.1.g): Paved surface parking areas shall be separated from the primary residential building by a minimum four foot wide walkway and/or a minimum seven foot wide landscape strip. The two parking stalls north of the building and the two parking stalls east of the building, are separated from the existing building by a four foot wide walkway.
4. A **Design Review** to comply with the Countywide Design Guidelines.

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

- 5. Control No.** [PLNP2019-00322 South Haven Four-Plex.](#)
- APN:** 218-0162-002
- Applicant:** Jon Westphal
- Owner:** BKSP Properties LLC
- Location:** The property is located at 5600 South Haven Drive, at the northeast corner of South Haven Drive and A Street in the North Highlands community.
- Request:**
1. A **Use Permit** from the Planning Commission to allow a multifamily dwelling in the BP zoning district on approximately 0.19 acres.
  2. A **Special Development Permit** to allow:
    - A reduction in the required 31-foot setback for a trash enclosure from a public road right of way to 19 feet from the edge of A Street located south of the property and to allow it to be located within 25 feet of a residentially zoned property.
    - A reduction in the required 25-foot front yard setback to 21.33 feet.
    - A reduction in the required 10-foot side yard setback to 7.8 feet from the north property line.
    - A reduction in the required number of parking spaces.

- A deviation from parking lot shading requirements.
- A reduction to the minimum 25-foot landscaped frontage requirement for BP zoned property.
- A reduction in the required seven foot wide continuous landscape planter area adjacent to interior property lines of adjoining parcels zoned Residential.

3. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [Bilegt Baatar, Assistant Planner](#)

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

**F. REPORTS FROM STAFF**