



# AGENDA

August 13, 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# 5315699

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, David Oulrey, Bilegt Baatar, Kimber Gutierrez

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2020-00089 8005 Watt Avenue Commercial Tentative Parcel Map](#)
- APN:** 203-0050-053-0000
- Applicant:** Deal Point Merrill, LLC
- Location:** The property is located at 8005 Watt Avenue, at the northwest corner of the intersection of Watt Avenue and Elverta Road in the Antelope community.
- Request:**
1. A **Tentative Parcel Map** to subdivide an existing  $\pm$  9.69 acre parcel into a  $\pm$ 2.48 acre parcel, and a  $\pm$ 7.29 acre parcel.
  2. A **Design Review** to comply with the Countywide Design Guidelines.
  3. The final hearing body is the Subdivision Review Committee.
- Lead Planner:** [David Oulrey, Assistant Planner](#)

**2. Control No.** [PLNP2020-00075 4965 Harrison Street Parcel Map.](#)  
**APN:** 228-0380-013  
**Applicant:** Riverside Builders Inc.  
**Owner:** Vasiliy Manzuyk  
**Location:** The property is located at 4965 Harrison Street, on the West side of Harrison Street, approximately 470 feet South of Tresler Avenue, in the North Highlands community.  
**Request:**  

1. A **Tentative Parcel Map** to divide approximately 0.61 acres into four lots with a remainder lot in the RD-10 Zone.
2. A **Special Development Permit** to allow more than two lots to be accessed by a private drive; and to allow a deviation from the multifamily setback standard of 10 feet (single story) – 15 feet (two story) to be replaced by the 5 foot single-family standard.
3. A **Design Review** to comply with the Countywide Design Guidelines.
4. The final approval authority is the Planning Commission.

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

**3. Control No.** [PLNP2019-00296 South Sac Properties Boat, Recreational Vehicle, and Commercial Storage.](#)

**APN:** 115-0031-038

**Applicant/Owner:** Sabi Singh

**Location:** The property is located at Northwest corner of the Wilbur Way and Elsie Avenue intersection, in the South Sacramento community.

- Request:**
1. A **Development Plan Review** to allow an approximately 6,800-square-foot shop/office and the storage of operable boats, RVs, and commercial vehicles on approximately 12.9 acres in the M-1 zoning district and South Sacramento Industrial NPA.
  2. A **Minor Use Permit** to allow the storage of operable boats, RVs, and vehicles on approximately 12.9 acres in the M-1 zoning district.
  3. A **Special Development Permit** to allow:
    - A reduction in the required 75-foot setback from abutting residential zones to the south (proposed 50-foot setback) of the subject parcel; and
    - Uncovered storage proposed outside the buildable portion of the subject parcel, specifically within the required yard area abutting residential zones to the south of the subject parcel.
    - An increase in the maximum 10-foot distance between required fencing and proposed trees in the required landscape planter to the west (proposed approximately 16 feet) and to the south (proposed approximately 30 feet).
  4. A **Design Review** to comply with the Countywide Design Guidelines.

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

**4. Control No.** [PLNP2019-00157 Carmichael Commons.](#)

**APN:** 230-0120-010, 230-0131-001, and 230-0120-011

**Applicant:** Generations Construction LLC

**Owner:** Northern California Conference of SDA

**Location:** The property is located at 5601 Winding Way, on the Northwest corner of Winding Way and Hackberry Lane in The Carmichael community.

**Request:**

1. A **Rezone** from Residential 2 (RD-2) to Residential 25 (RD-25) on approximately 15.55 acres.
2. A **Community Plan Amendment** from RD-2 to RD-25 on approximately 15.55 acres.
3. A **General Plan Amendment** from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 15.55 acres.
4. A **Use Permit** to allow the following within the RD-25 zone:
  - A congregate care facility;
  - A convalescent hospital; and
  - Multi-family development exceeding 150 units
1. A **Tentative Parcel Map** to reconfigure the existing three parcels to accommodate the existing school, proposed senior living community, and proposed convalescent hospital (assisted living and memory care) on three separate parcels.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Multi-family Use Fences (Section 5.2.5.C.2): Either a solid wood fence or masonry wall of at least six feet in height shall be provided along the interior property lines when located adjacent to residential zoning districts. The proposed project shows a six-foot tall black chain link fence.
3. A **Design Review** to comply with the Countywide Design Guidelines.

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

**B. MISCELLANEOUS**

<b>C. REPORT BACK ON PREVIOUS REVIEWS</b>
<b>D. REPORT ON PROJECTS TO COME</b>
<b>E. OTHER BUSINESS</b>
<b>F. REPORTS FROM STAFF</b>