



AGENDA

September 10, 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 +1 (916) 875-8000 +1 (916) 876-4100

Conference ID#3423594

For Assistance Contact Lauren Haas at haasl@saccounty.net

Members: Bruce Monighan, Dan Richards, Jennifer Krauter

Staff: Paul Gumbinger, Michael Wall, Lauren Haas, David Oulrey, Nishant Seoni, Desirae Fox, Emma Patten

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2019-00202 10325 Franklin Boulevard Tentative Parcel Map.](#)
- APN:** 132-0030-020
- Applicant/Owner:** Cornerstone Church of the
- Location:** The property is located at 10325 Franklin Boulevard in the A-2 zone located in the Delta community
- Request:**
1. A **Tentative Parcel Map** and **Design Review** to divide 7.65 acres into three parcels, two of 2 acres and one of 3.87 acres.
 2. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [Nishant Seoni, Assistant Planner](#)

2. Control No. [PLNP2019-00228 Hazel Avenue Tentative Parcel Map Extension.](#)
APN: 213-0343-024
Applicant/Owner: Kevin Amini
Location: The property is located at 7025 Hazel Avenue in the RD-3 zone in the Orangevale community.
Request:
1. An **Extension** of a previously approved Tentative Parcel Map to divide approximately 1.568 acres into four parcels and a remainder parcel at 7025 Hazel Avenue.
2. A **Design Review** to comply with the Countywide Design Guidelines.
Lead Planner: [Nishant Seoni, Assistant Planner](#)

3. Control No. [PLNP2020-00095 Fair Oaks Boulevard Cottages.](#)
APN: 244-0120-016 and 244-0120-012
Applicant: SSL Enterprise LLC
Location: The property is located at 10629 & 10635 Fair Oaks Boulevard, on the north west corner of Fair Oaks Boulevard in the Fair Oaks community.
Request:
1. A **Special Development Permit** to allow a 15 unit multi-family development in the Fair Oaks Village Special Planning Area
2. A **Design Review** to comply with the Countywide Design Guidelines.
Lead Planner: [Desirae Fox, Assistant Planner](#)

4. **Control No.** [PLNP2019-00014 Tierra del Sol.](#)
APN: 203-0070-075, 138, & 139
Applicant/Owner: Jeremy Jeager
Location: The property is located 80 feet north of Elverta Road and 1,300 feet west of Walerga Road in the Antelope community.
Request:

1. A **Tentative Subdivision Map** to divide an approximately 4.9 acre site (net) into 73 single-family lots in the RD-20 zone.
2. A **Special Development Permit** to deviate from multifamily development standards including:
 - a. Lot standards including minimum lot area and minimum lot width.
 - b. Setback standards including front, interior side, and rear setbacks.
 - c. Parking standards including driveway parking width requirements and off-street parking dimension requirements.
3. A **Design Review** to comply with the Countywide Design Guidelines.

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

5. **Control No.** [PLNP2020-00119 Orchard Loop Retail Pad and Drive Through.](#)
APN: 115-1450-021, and 115-1450-023
Applicant: All Access Permits
Owner: PDF Development II, LLC
Location: The properties is located in the south Sacramento community.
Request:

1. A **Development Plan review** for an approximately 2,081 square foot retail pad with drive- thru located on approximately 0.84 acres.
2. A **Special Development Permit** to deviate from the 0.10 minimum floor are ratio requirement prescribed by Section 508-212.7 of the Calvine Road Special Planning Area Ordinance.
3. A **Design Review** to comply with the Countywide and Calvine SPA Design Guidelines.
4. The final hearing body is the Planning Commission.

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