



AGENDA

November 18, 2021
11:00 A.M – 1:00 P.M

DESIGN REVIEW ADVISORY COMMITTEE

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#9915038

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Meredith Holsworth, David Oulrey

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2021-00219 Olive at New York Avenue Tentative Parcel Map and Special Development Permit \(PMR, SPZ\).](#)
- APN:** 242-0095-033-0000
- Applicant:** CNA Engineering Inc.
- Owner:** Daniel and Deborah Cardenas
- Location:** The property is located at 7821 Olive Avenue, at the Northeastern corner of the intersection of Olive Street and New York Avenue in the Fair Oaks community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.62 gross acre parcel into three parcels in the RD-5 (5 dwelling unit per acre) zone.
 2. A **Special Development Permit** to allow a reduction in minimum lot width for proposed parcel one, from the 52 foot minimum width to a width of 47'6", and to allow a single loaded garage totaling 11 feet, deviating from the dual loaded 20 foot minimum.
 3. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [David Oulrey, Associate Planner](#)

2. Control No. [PLNP2019-00028 Stockton Boulevard Gas Station Use Permit.](#)

APN: 051-0180-021-0000

Applicant: Mel Higginbotham

Owner: Capital Development

Location: The property is located at 7599 Stockton Boulevard in the South Sacramento community.

Request:

1. A **Use Permit** to allow a service station and convenience store operating within the hours of 5:00 AM to 12:00 PM on a 0.85 acre lot in the Light Commercial (LC) zone.
2. A **Special Development Permit** to deviate from:
 - Minimum Front Yard Setback (Table 5.13);
 - Minimum Side Street Setback (Table 5.13);
 - Landscape screening adjacent to a residential zone (Section 5.2.4.b.3);
 - Trash enclosure screening (Section 5.2.4.b.3);
 - Minimum setback for trash enclosures (Table 5.13);
 - Maximum total sign area for service stations (Section 5.10.5.A.1 & 7);
 - Monument sign area (Section 5.10.5.A.3.a); and,
 - Monument sign setback (Section 5.10.5.A.3.d).
3. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Meredith Holsworth, Associate Planner](#)

3. Control No. [PLNP2021-00112 Augusta Way Apartments \(SPP-DRS\).](#)
APN: 043-0081-003-0000
Applicant: Bobby Phan
Owner: Baker William Engineering Group
Location: The property is located at the northwestern corner of the intersection of Bacchini Avenue and Augusta Way, in the South Sacramento community
Request:

1. A **Special Development Permit** to allow deviations to landscaping and parking requirements for a 10-unit apartment complex in the Old Florin Town Special Planning Area (SPA).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Meredith Holsworth, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF