



AGENDA

November 19, 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# 1169583

For Assistance Contact Lauren Haas at haasl@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Jessie Shen, David Oulrey

A. REVIEW OF PENDING PROJECTS

1. **Control No.**

[PLNP2018-00070 Verde Cruz Townhomes](#)

APN:

236-0254-009

Applicant:

Nick Parashchak

Location:

The property is located at 4904 Manzanita Avenue, at the northeast corner of the Manzanita Avenue and Bourbon Drive intersection, in the Carmichael/Old Foothill Farms community.

Request:

- A **Tentative Subdivision Map** to divide approximately 1.75 acres into 17 residential lots and one common/landscape area lot in the RD-10(NS) zoning district.
- A **Use Permit** to allow 17 attached single-family dwellings in the RD-10(NS) zoning district.
- A **Special Development Permit** to allow:
 - Reductions in minimum lot area required for Parcels 1 through 17;
 - Reductions in minimum lot width required for Parcels 1 through 17;
 - Parcels 1 through 17 to be served by a private drive;
 - Reductions in minimum front yard setback required for Parcel 11;
 - Reductions in minimum interior side yard setbacks for Parcels 1, 10 11, and 17;

- Reductions in minimum rear yard setbacks for Parcels 1, 2, and 7 through 11;
- Reductions in minimum building width required for Parcels 1 through 9 and 12 through 17; and
- No common outdoor amenity provided;
- No tree provided in the front yard for single-family dwellings on Parcels 2, 4, 6, 8, 10, 13, and 15;
- Reduction in the width of a landscape planter located at the western end of the parking aisle for spaces 4 through 17;
- No parking area screening wall provided between the parking spaces in the northeast portion of the project site and adjacent residential parcel to the east; and
- Reduction in the width of a landscape planter along the southeast perimeter of the trash enclosure.
- A **Design Review** to comply with Countywide Design Guidelines.

Lead Planner: [Jessie Shen, Associate Planner](#)

2. Control No. [PLNP2020-00082 6115 Verner Avenue Tentative Parcel Map](#)

APN: 213-0211-024

Applicant/Owner: Oleg Makovey

Location: The property is located at 6115 Verner Avenue, approximately 40 feet west of the intersection of Verner Avenue and Wendal Lane in the Carmichael community.

Request:

1. A **Tentative Parcel Map** to divide approximately 1.8 acres into three parcels in the RD-2 Zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

3. Control No. [PLNP2020-00102 Metro Air Park Chevron](#)
APN: 201-1020-091
Applicant/Owner: AU Energy LLC.
Location: The property is located at the Northwest Corner of Metro Air Park Way and Pacific Gateway Drive.
Request:
1. A **Use Permit** for a new Chevron auto fuel station, convenience store, self-service drive through carwash tunnel, and a quick serve restaurant with drive-thru in the Metro Air Park Special Planning Area.
2. A **Design Review** to determine consistency with the Metro Air Park Special Planning Area Design Guidelines and Countywide Design Guidelines.
Lead Planner: [David Oulrey, Assistant Planner](#)

4. Control No. [PLNP2020-00115 Metro Air Park Shell Station and Quick Service Restaurant.](#)
APN: 201-1020-091
Applicant/Owner: AU Energy LLC.
Location: The property is located on the west side of Metro Air Park Way, approximately 260 feet south of the intersection of Metro Air Park Way and Meister Way.
Request:
1. A **Conditional Use Permit** to allow an automotive service station within the Metro Air Park Special Planning Area.
2. A **Special Development Permit** to deviate from the 125 square foot maximum signage requirement for auto service stations, the 16-foot maximum canopy height, and the 2'6" maximum canopy thickness requirements.
3. A **Design Review** to comply with the Countywide Design Guidelines.
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