



# AGENDA

December 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# 8727372

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

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Paul Gumbinger, Michael Wall, Lauren Haas, David Oulrey, Desirae Fox, Bilegt Baatar, Nishant Seoni

### A. REVIEW OF PENDING PROJECTS

- Control No.** [PLNP2020-00160 Metro Air Park Lot 18 Tentative Parcel Map.](#)  
**APN:** 201-1020-018-0000  
**Applicant:** JTS Engineering Consultants Inc.  
**Owner:** ABS Investments LLC  
**Location:** The property is located at APN: 201-1020-018 in the Natomas community.  
**Request:**
  - A **Tentative Parcel Map** to divide approximately 13.91 acres into 7 new parcels.
  - A **Design Review** to comply with the Countywide Design Guidelines.**Lead Planner:** [David Oulrey, Assistant Planner](#)

2. **Control No.** [PLNP2019-00301 Fair Oaks Office Building.](#)  
**APN:** 292-0141-014-0000  
**Applicant:** Borges Architectural Group  
**Owner:** 3610 Fair Oaks LLC  
**Location:** This property is located at 3610 Fair Oaks Boulevard, approximately 345 feet south of Fair Oaks Boulevard in the Arden Arcade community.  
**Request:**

1. A **Special Development Permit** to allow a proposed office park to deviate from the following development standards.
  - Deviation from the walls and fences standard to allow a wooden fence along the southern property line (Section 5.2.5.D.2).
  - Deviate from the required parking spaces. The project requires 28 parking spaces and only 26 parking spaces are required (Table 5.21).
  - Deviation from the required setbacks.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

3. **Control No.** [PLNP2020-00020 7775 Stockton Boulevard Retail Development.](#)  
**APN:** 115-1980-001-0000  
**Applicant:** Laura Kass  
**Owner:** Paul Frank  
**Location:** The property is located at the southeast corner of the Stockton Boulevard and Mimosa Way intersection, in the South Sacramento community.  
**Request:**

1. A **Use Permit** to allow a drive-through with no amplified sound features located within 75 feet of residential zoning districts.
2. A **Special Development Permit** to allow a trash enclosure to be located approximately 6 feet from residential zoning.
3. A **Design Review** to comply with the Countywide Design Guidelines.

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

**4. Control No.** [PLNP2015-00033 Immanuel Church Use Permit Amendment.](#)

**APN:** 217-0110-014-0000

**Applicant:** Nikolay Gellis

**Owner:** Pacific District Conference of Mennonite Brethren Churches

**Location:** This property is located at 3801 Stephen Drive in the North Highlands community.

**Request:**

1. A **Use Permit Amendment** (Control Number PLNP2013-00120) to expand an existing structure that is part of the approved religious use to 9,243 square-feet with additional parking lot and associated landscaping improvements.
2. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [Nishant Seoni, Assistant Planner](#)

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

**F. REPORTS FROM STAFF**