



AGENDA

**January 25, 2024
11:00 A.M – 1:00 P.M**

DESIGN REVIEW ADVISORY COMMITTEE

Planning and Environmental Review

Sacramento County This Meeting Will Be Held Via Zoom, To Join Call

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Conference ID#: 160 245 9701

For Assistance Contact Cathy Perrault at PerraultC@sacounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Austin Chan, Cristian Baltazar, Nate Doberneck, Mariah Windmon, Irving Huerta

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2023-00139 5249 Marconi Parcel Map \(PMR-SPZ-DRS\).](#)
- APN:** 272-0130-035-0000
- Applicant/Owner:** Gwendolyn McCoy
- Location:** The property is located at 5249 Marconi Avenue, approximately 1201 feet east of the intersection of Walnut Avenue and Marconi Avenue in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.71-acre parcel into two lots in the RD-40 Zoning District.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the three lots would be served by a private drive.
 3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Cristian Baltazar, Assistant Planner](#)

2. Control No. [PLNP2023-00215 Legacy Apartments \(SPM-DRS\).](#)
APN: 203-1080-093-0000
Applicant/Owner: The Legacy 190, LLC
Location: The property is located at 8303 Walerga Rd in the Antelope community.
Request:

1. A **Minor Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Front Yard Setback for Multi-family Residential (Section 5.4.3.C, Table 5.8.B): 20 feet. Proposed is 15 feet.
 - Side Yard Setback for Multi-family Residential (Section 5.4.3.C, Table 5.8.B): 75 feet. Proposed is 25 feet for buildings 3 and 4, and 37 feet for building 1 and 2.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Austin Chan, Assistant Planner](#)

3. Control No. [PLNP2023-00158 Quick Quack Car Wash on Madison Ave \(SPZ-DRS\).](#)
APN: 228-0141-011-0000
Applicant: Polo Padilla
Location: The property is located at 4301 Madison Avenue, on the corner of Madison Avenue and Hillsdale Boulevard, in the North Highlands community.
Request:

1. A **Special Development Permit** to allow the proposed project to deviate from the minimum side street yard setback as required by Zoning Code Section 5.5.2.A, Table 5.13. The required minimum side street yard setback is 50 feet. A new vacuum canopy is proposed within the required setback.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Irving Huerta, Assistant Planner](#)

4. Control No. [PLNP2023-00011 Hunter Tentative Parcel Map and Amended Use & Special Development Permits \(PMR UPPamend-SPPamend-DRSinc\).](#)

APN: 136-0130-042-0000

Applicant: Robert Hunter

Location: The property is located at 10163 Badger Creek Lane, in the Cosumnes community.

Request:

1. A **Tentative Parcel Map** to divide an existing 9-acre parcel zoned A-5 into two lots maintaining the A-5 zoning district classification.
2. A **Use Permit Amendment** to modify the approved Use Permit 2010-00042, to reflect the proposed Tentative Parcel Map lot split.
3. A **Special Development Permit Amendment** to modify approved Special Development Permit 2010-00042 to reflect deviations required from commercial development standards for proposed Parcel 2, the equine veterinary clinic and dog kennel.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Nate Doberneck, Associate Planner](#)

5. Control No. [PLNP2023-00227 Vista Veterinary Specialty Hospital \(UPZ-DRS\).](#)

APN: 115-0130-060-0000

Applicant: Vista Veterinary Specialists
by Ethos Veterinary Health

Owner: CDF Holdings LLC

Location: The property is located at 8299 East Stockton Boulevard approximately 90 feet West of the intersection of Power Inn Road and East Stockton Boulevard in the South Sacramento community.

Request:

1. A **Conditional Use Permit** to allow the conversion of an existing 17,000 square-foot building to a veterinary animal hospital, in the BP zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Mariah Windmon, Assistant Planner](#)

B. MISCELLANEOUS
C. REPORT BACK ON PREVIOUS REVIEWS
D. REPORT ON PROJECTS TO COME
E. OTHER BUSINESS
F. REPORTS FROM STAFF