



AGENDA

**March 14, 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, Leanne Mueller, Cristian Baltzar, Nate Doberneck, Irving Huerta

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2023-00080 Happy Lane Industrial Buildings \(SPZ-DRS\).](#)
- APN:** 067-0980-006, 067-0980-007, 067-0980-008
- Applicant:** Omar Siddiqui, JTS Engineering
- Owner:** SFC Leasing L.P
- Location:** The property is located at 3730, 3740, and 3750 Happy Lane approximately 650 feet south of the intersection of Happy Lane and old Placerville Road. in the Cordova community.
- Request:**
1. A **Special Development Permit** to allow deviations from the following development standards:
 - Side yard setback (Zoning Code Section 5.6.2.A. Table 5.14) when adjacent to a single-family residential use a 24-foot setback is required. As currently proposed the setback next to residential use to the north would be 5 feet.
 - Trash Enclosure setback (Zoning Code Section 5.6.2.A. Table 5.14) 25 feet from any residentially zoned, or property used for residential purposes. As currently proposed, the trash enclosure for Building D would be along the northern property line.

2. 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. [PLNP2023-00158 Quick Quack Car Wash on Madison Ave \(SPZ-DRS\).](#)

APN: 228-0141-011-0000

Applicant/Owner: 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 with a Public Utility Public Facility easement (PUPFE) is 56 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](#)

- 3. Control No.** [PLNP2021-00122 Liberty Towers \(UPP-SPP-DRS\).](#)
- APN:** 220-0780-001-0000
- Applicant:** Liberty Towers Church
- Owner:** Joshua Garner & Terry Schneider
- Location:** The property is located at 5132 Elkhorn Boulevard in the North Highlands community.
- Request:**
1. A **Use Permit** to allow a place of worship to exceed 150-person seating capacity on a 10.46-acre parcel located in the RD-20 zoning district.

The place of worship will include:
 - An existing 15,173 square foot (sq. ft.) auditorium that includes a 500-seat gathering hall for weekly service use for two religious organizations (Liberty Tower and Rockland Baptist Church);
 - New construction of a 36,660 sq. ft. multi-purpose building that will accommodate ancillary uses and a child day care facility that will be available to the general public; and,
 - New construction of a 5,867 sq. ft. administration building.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Multi-Family and Institutional Use Fences (Section 5.2.5.C.2): Either a solid wood fence or masonry wall of at least six feet in height shall be provided along the interior property lines when located adjacent to residential zoning districts, except where pedestrian connections are needed. A six foot tall wrought iron fence is proposed along on the eastern property line between the proposed multifamily units and adjacent residential zoning district.
 - Interior Planter Requirements - Additional for Multifamily Residential and Mixed-Use Developments (Table 5.2): Rows of parking stalls, either open or covered, shall be broken up by a tree planting every seven spaces. There are nine locations in the proposed parking lot where this requirement is not met.
 - Motorcycle Parking Requirements (Section 5.9.8.A): Parking areas with 40 or more automobile parking spaces must provide

motorcycle parking according to the following standards. One (1) motorcycle space must be provided for each 40 automobile parking spaces. For each one required motorcycle space provided, the number of required vehicle spaces is reduced by one. The proposal has nine motorcycle parking spaces provided and is required to provide 15 motorcycle parking spaces.

3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Leanne Mueller, Senior Planner](#)

4. Control No. [PLNP2023-00147 Starbucks @ 2300 Fair Oaks Blvd \(SPZ-DRS\).](#)

APN: 294-0140-001-0000

Applicant: Starbucks

Owner: CP Howe & Arden LLC

Location: The property is located at 2300 Fair Oaks Boulevard, approximately 358 feet east of the intersection of University Avenue and Fair Oaks Boulevard in the Arden Arcade community.

Request: 1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Minimum Front Yard Setbacks (SZC § 5.2.5.A, Table 5.13): 50 (Without PUPF)/ 56 (With PUPF) required. As proposed the existing building is in the front yard setback area and will be maintaining the ~27-foot setback.

2. A **Design Review** to determine substantial compliance with the *Arden Arcade Community Plan*, and, the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

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