



AGENDA

April 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

+1 669 254 5252, +1 669 216 1590

Conference ID#: 160 245 9701

Passcode:225064

For Assistance Contact Cathy Perrault at PerraultC@sacounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Emma Carrico, Israel Villalobos, Leanne Mueller

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2023-00285 6630 Madison Avenue Parcel Map \(PMR-DRS\).](#)
- APN:** 236-0151-023-0000
- Applicant:** Alpha Designs
- Owner:** Golden Valley Investors, LLC
- Location:** the property is located at 6630 Madison Avenue, approximately 150 feet West of the intersection of Madison Avenue and Dewey Drive in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.95-acre parcel into two parcels zoned Light Commercial (LC).
 2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Israel Villalobos, Assistant Planner](#)

2. Control No. [PLNP2024-00065 Morvai South \(East Portion\) Vesting Tentative Subdivision Map Resubmittal \(RVB-DRS\).](#)

APN: 066-0070-049-0000

Applicant: Burrell Consulting Group, Inc.

Owner: Mariam Estates LLC

Location: The property is located approximately one half-mile from the intersection of Bradshaw Road and Ballinger Drive in the Vineyard community.

Request:

1. A **Vesting Tentative Subdivision Map** to allow the subdivision of a 23-acre parcel into 102 single-family residential parcels and two open space parcels, a landscape lot, and a park lot, in the Vineyard Community.
2. A **Design Review** to determine compliance with the Countywide Design Guidelines.

Lead Planner: [Emma Carrico, Associate Planner](#)

3. Control No. [PLNP2023-00046 ARCO Metro Air Park \(UPB-DRS\).](#)

APN: 201-1020-017-0000

Applicant/Owner: Ravinder Johl

Location: The property is located at the South West corner of West Elkhorn Boulevard and Metro Air Parkway in the Natomas community.

Request:

1. A **Use Permit** to allow a new automobile 12-pump fuel service station, convenience store, and drive-through carwash in Districts 5A and 5C of the Metro Air Parkway Special Planning Area (SPA) located in the Natomas community.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Total Sign Area (Section 5.10.5.A.1): The standard for maximum auto service signage is 125 square feet. The project as proposed provides 223.1 square feet.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

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