



AGENDA

May 12, 2022
11:00 A.M – 1:00 P.M

DESIGN REVIEW ADVISORY COMMITTEE

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#: 56937816

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, David Oulrey, Desirae Fox,
Irving Huerta, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2021-00317 McDonald Single Family Residence \(PSS, DRS\).](#)
- APN:** 244-0275-006-0000
- Applicant:** Scott McDonald
- Owner:** Heidi McDonald
- Location:** The property is located at 4020 Ridge Street in the Fair Oaks community.
- Request:**
1. The development standards applied to the project are those listed in the Fair Oaks Village Special Special Planning Area.
 2. The Fair Oaks Village Special Planning Area requires Planning Commission review projects with grading and/or the removal of trees.
 3. The project moves less than 350 cubic yards of grading and does not require a grading permit. However, the site does require grading and the Fair Oaks Village SPA requires that a development with any grading be subject to Planning Commission review.
 4. The proposed structure will be a 3,032 square foot two-story home.

5. The home will consist of three bedrooms, two bathrooms and a two car garage.
6. The site is set back 27-feet from the public right of way, and at least eight feet from the interior property lines.
7. Environmental Document: *Not Yet Determined*

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

- 2. Control No.** [PLNP2021-00226 All Seasons of Life \(UPZ-DRS\).](#)
APN: 261-0410-001-0000
Applicant: Baranov Building Design
Owner: All Seasons of Life
Location: The property is located at 8407 Hialeah Way, approximately 1,200 feet west of the intersection of Greenback Lane and Kenneth Avenue, in the Fair Oaks community.
- Request:**
1. A **Use Permit** to allow for the expansion of an existing residential care home facility in the Residential Density 2 (RD-2) zoning district.
 2. A **Design Review** to comply with the *Sacramento County Countywide Design Guidelines* (Countywide Design Guidelines).

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

- 3. Control No.** [PLNP2021-00303 6091 & 6341 Florin Road \(PMR-DRS\).](#)
APN: 042-0011-025-0000 & 042-0011-026-0000
Applicant: Christopher W. Lerch
Owner: Joe & Bo Urban, LLC
Location: The property is located at 6341 and 6091 Florin Road, adjacent to the intersection of Florin Road and Stockton Boulevard, in the South Sacramento community.
- Request:**
1. A **Tentative Parcel Map** to legalize an existing unlawful lot split of two commercial parcels that were created in violation of the Subdivision Map Act.
 2. A **Design Review** to comply with the *Sacramento County Countywide Design Guidelines* (Countywide Design Guidelines).

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

4. Control No. [PLNP2021-00249 Mutulo Parcel Map \(PMR-DRS\)](#)
APN: 136-0260-030-0000
Applicant: Antonio Conti
Owner: Damian & Julie Mutulo
Location: The property is located in an Agricultural 5-acre (A-5) zoning district in the Southeast community.
Request:
1. A **Tentative Parcel Map** to divide one 13-acre parcel into two lots (Parcel A would be 8 acres and Parcel B would be 5 acres).
2. 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. [PLNP2021-00268 Arco at Larchmont Village \(UPB- SPP-DRS\)](#).
APN: 219-0031-003-0000
Applicant: Barghausen Consulting Engineers
Owner: Elkhorn Gas, Inc.
Location: The property is located at the Northwestern corner of the intersection of Elkhorn Boulevard and Walerga Road in the North Highlands community.
Request:
1. A **Use Permit Amendment** to allow the reconstruction of an existing gas station and convenience store with 24 hour operation.
2. A **Special Development Permit** to deviate from:
 Interior side and rear yard setbacks adjacent to single family residential uses.

- Side street yard setbacks.
- Minimum landscape coverage for service stations.
- Minimum landscape planter widths adjacent to residential.
- Trash enclosure perimeter landscaping.
- Maximum signage.

3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [David Oulrey, Associate Planner](#)

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