



AGENDA

May 22, 2025
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#:161 031 9474

Passcode: 698755

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, Riley Sholes

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2024-00183 Starbucks Howe & Enterprise \(UPZ-DRS\).](#)
- APN:** 285-0231-001-0000
- Applicant:** Greenberg Farrow
- Owner:** Larry Inouye
- Location:** The property is located at 1001 Howe Avenue, at the intersection of Howe Avenue and Enterprise Drive, in the Arden Arcade community.
- Request:**
1. A **Conditional Use Permit** for the expansion of an existing nonconforming drive-thru within 300 feet of a Residential zone and façade changes for a proposed coffee shop on a 0.6-acre parcel on the northwest corner of Howe Avenue and Enterprise Drive, in the Arden Arcade community.
 2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Austin Chan, Assistant Planner](#)

2. Control No.	PLNP2025-00006 Arden Creek Town Center Indoor Rec (UPZ).
APN:	281-0331-026-0000
Applicant:	Olga Ruiz
Owner	MGP XI-A Arden Creek, LLC
Location:	The property is located at 1730 Watt Avenue, near the intersection of Watt Avenue and Arden Way, in the Arden Arcade community.
Request:	<div>1. A Use Permit to allow an existing 34,000 sq ft retail space to be converted for indoor recreation, located at the northeast corner of the Watt Ave and Arden Way intersection, zoned SC, in the Arden Arcade community.</div> <div>2. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).</div>
Lead Planner:	Riley Sholes, Associate Planner
B. MISCELLANEOUS	
C. REPORT BACK ON PREVIOUS REVIEWS	
D. REPORT ON PROJECTS TO COME	
E. OTHER BUSINESS	
F. REPORTS FROM STAFF	