



# AGENDA

**May 23, 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](mailto:PerraultC@sacounty.gov)**

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Christian Baltazar, Austin Chan

### **A. REVIEW OF PENDING PROJECTS**

- 1. Control No.** [PLNP2023-00209 Woodspring Suites \(UPP-DRS\).](#)  
**APN:** 228-0151-033-0000  
**Applicant:** WS California Developer, LLC  
**Owner:** EGI Fund 1 LLC  
**Location:** The property is located at 4725 Chippendale Drive in the Carmichael/Old Foothill Farms community.  
**Request:**  
1. A **Use Permit** to allow an extended stay hotel on a 1.74-acre, Light Commercial (LC) zoned property.  
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).  
**Lead Planner:** [Cristian Baltazar, Associate Planner](#)

**2. Control No.** [PLNP2023-00216 Auburn Boulevard \(UPP-DRS\).](#)  
**APN:** 240-0132-026-0000  
**Applicant:** Kamal Razavi  
**Owner:** NPR Associates Inc.  
**Location:** The property is located at 4554 Auburn Boulevard approximately 240 feet Southwest of the intersection of Pasadena Avenue and Auburn Boulevard in the Carmichael/Old Foothill Farms community.  
**Request:** 1. A **Conditional Use Permit** to allow a new auto dealership in the General Commercial (GC) zoning district.  
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).  
**Lead Planner:** [Cristian Baltazar, Associate Planner](#)

**3. Control No.** [PLNP2023-00196 Quick Quack On Elverta \(UPPammend-SPP-DRS\)](#).

**APN:** 203-0110-132-0000

**Applicant/Owner:** Polo Padilla

**Location:** The property is located at 4331 Elverta Road in the Antelope community.

**Request:**

1. A **Use Permit Amendment** to allow for modifications to an existing carwash.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Parking Requirements (Section 5.9.2.C, Table 5.11): One space for every two occupants based upon the maximum load, as determined by the UBC, where maximum load is 2. As proposed, the carwash only providing 11 vacuum stall spaces.
  - Design for Drive Thru Lane Entrances and Exits (Section 3.9.3.V.1.b): Entrances and exits to drive-through lane shall be at least 25 feet from driveways entering a public street measured from the back of the public right-of-way. As proposed, the exit to the drive through lane is 16 feet from back of the public right-of-way.
  - Drive Thru Lane Landscaping (Section 3.9.3.V.1.b): When a drive-through lane is adjacent to a public right-of-way, a minimum of 25 feet of landscaping shall be provided between the drive through lane and right-of-way as measured from the back of sidewalk. With approval of a Special Development Permit, the 25 foot landscaped setback may be reduced to no less than 10 feet between the drive through lane and the right-of-way (measured from the back of sidewalk). As proposed, there is a 16 foot landscape planter with an ADA ramp.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

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