



AGENDA

**June 23, 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

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Conference ID#: 25145605

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, Irving Huerta,
Kimber Gutierrez

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2021-00187 Gutierrez & Garcia Tentative Parcel Map.](#)
- APN:** 142-0110-006-0000
- Applicant:** DCC Engineering Co., Inc.
- Owner:** Omero Gutierrez
- Location:** The property is located at 521 W. Walker Landing Rd, approximately west of the intersection of W. Walker Landing Rd and Highway 160, in the Delta community.
- Request:**
1. A **Tentative Parcel Map** to divide the 56-acre property into two parcels in the Agricultural 80 (AG-80) zone.
 2. A **Special Development Permit** to reduce the required minimum lot area for two parcels zoned AG-80 pursuant to Zoning Code Section 6.4.6.I.1. The minimum lot size for a property in the AG-80 zone is 80 acres; the proposed Parcel 1 is 2.85 acres and the proposed Parcel 2 is 53.41 acres.
 3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Irving Huerta, Assistant Planner](#)

2. Control No. [PLNP2020-00198 Blue Oak Car Wash.](#)
APN: 220-0023-004-0000
Applicant/Owner: Amarjit Mann
Location: The property is located at the southern corner of the Garfield Avenue and Verner Avenue intersection in the Carmichael/Old Foothill Farms community.
Request:
1. A **General Plan Amendment** of approximately 0.51 acres from the existing LDR land use designation to the proposed COMM/OFF land use designation.
2. A **Community Plan Amendment** and **Rezone** of approximately 0.51 acres from the existing RD-2 zoning district to the proposed LC zoning district.
3. A **Use Permit** to allow an automobile wash facility with non-amplified sound drive-through within 75 feet of residential zoning districts on approximately 0.51 acres in the proposed LC zoning district.
4. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Car Wash Dryer Location (Section 3.7.9.I.2.b) Tunnels shall be designed so that dryers are located at least ten feet from exits. As proposed, the dryers would be two feet from the exit.
- Landscape Planter Between Drive Through and Right-of-Way (Section 3.9.3.V.1.f): A 25 foot landscaped setback is required between the drive through land and the right-of-way and may be reduced to no less than ten feet with a Special Development Permit. As proposed, the landscape setback on Garfield Avenue would measure a minimum of ten feet.
- Side Street Yard Setback (Table 5.13): The minimum side street yard setback is 50 feet. As proposed, the building would be setback a minimum of 30 feet from Garfield Avenue.
- Number of Vehicle Parking Spaces (Table 5.21): The required number of parking spaces is 11. As proposed, eight would be provided.

- 5. A **Design Review** to comply with Countywide Design Guidelines.

Lead Planner: [David Oulrey, Associate Planner](#)

3. Control No. [PLNP2021-00221 Orange Meadow Estates at Santa Juanita \(SDP, SPZ, DRS\).](#)

APN: 213-0211-033-0000

Applicant: CNA Engineering Inc.

Owner: Wyatt Ranch Homes, LLC

Location: The property is located on the west side of Santa Juanita Avenue, approximately 72 feet north of the intersection of Sprow Ranch Lane and Santa Juanita Avenue in the Orangevale community.

Request:

1. A **Tentative Subdivision Map** to divide a 3.00 gross acre parcel into 6 parcels in the RD-2 Zoning District.
2. A **Special Development Permit** to allow for more than 2 parcels to take access off of a private drive.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [David Oulrey, Associate Planner](#)

4. Control No. [PLNP2020-00104 Blossom Ridge.](#)

APN: 223-0091-002-0000

Applicant/Owner: Thomas Tomich

Location: The property is located At 6331 Filbert Avenue, approximately 700 feet north of Greenback Lane in the Orangevale community.

Request:

1. A **General Plan Amendment** from AG-RES (Agricultural-Residential) to LDR (Low Density Residential) of approximately 9.4 acres.
2. A **Community Plan Amendment and Rezone** from AR-2 (Agricultural-Residential, 2 acres) to RD-2 (Residential Density, 2 dwelling units per acres), RD-3 (Residential Density, 3 dwelling units per acres), and RD-4 (Residential Density, 4 dwelling units per acres).
3. A **Tentative Subdivision Map** to divide 9.4 acres into 32 single-family residential lots in the RD-2, RD-3, and RD-4 zoning district.
4. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Kimber Gutierrez, Senior Planner](#)

5. Control No. [PLNP2021-00314 US Foods – American Natural Gas.](#)
APN: 215-0340-063-0000
Applicant: Kathdin Environmental
Owner: US Foods
Location: The property is located at 4519 Winters Street, the Southwest corner of Winters Street and Dean Street in the North Highlands community.
Request:

1. A **Zoning Ordinance Amendment** to change the subject parcel’s McClellan Park Special Planning Area (SPA) sub-district from Bell Avenue Industrial Office Park to Light Industrial.
2. A **Use Permit** for a Compressed Natural Gas (CNG) fueling station with a roof structure height of three feet in the Light Industrial sub-district of the McClellan Park SPA.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Kimber Gutierrez, Senior Planner](#)

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