



AGENDA

**July 24, 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#:160 245 9701

Passcode: 225064

For Assistance Contact Cathy Perrault at perraultc@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Irving Huerta, Austin Chan, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

- | | |
|-----------------------|---|
| 1. Control No. | PLNP2024-00040. Winding Woods Way Development Plan Review (PAP) |
| APN: | 246-0690-011-0000 |
| Applicant: | Starbuck Construction INC |
| Owner: | Rich and Sue Trachtenberg |
| Location: | The property is located at 4265 Winding Woods Way, approximately 1036 feet south of the intersection of Winding Way and Winding Woods Way in the Fair Oaks community. |
| Request: | 1. A Development Plan Review pursuant to the Winding Woods Planned Development (77-PD-5 Section 5), for the construction of a new single-family dwelling with an associated pool in the Interim Agricultural Zone (A-1-A). |
| Lead Planner: | Irving Huerta, Associate Planner |

2. Control No. [PLNP2024-00238. Prime Data Centers \(SPZ-DRS\)](#)
APN: 215-0330-069 & 215-0330-070
Applicant: Prime Data Centers
Location: The property is located at 2345 McClellan Park Drive in the North Highlands Community.
Request:
1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 • Minimum Front Yard Setback (Section 5.6.2.A, Table 5.14): 56 feet. As proposed, the front yard setback is 31 feet.
2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Lead Planner: [Austin Chan, Associate Planner](#)

3. Control No.	PLNP2022-00166. West Elkhorn Gas Station, C-Store, & Fast-Food Restaurant with Drive-Through (GPB-CZB-UPB-DRS)
APN:	214-0102-013
Applicant/Owner:	Navjot Gill
Location:	The property is located at the southwest corner of Elkhorn Blvd. and Marysville Blvd. in the Rio Linda/Elverta community.
Request:	<ol style="list-style-type: none"> 1. A General Plan Amendment to allow a vacant 1.88-acre property to change the General Plan land use designation from Agricultural-Residential (AG RES) to Commercial and Office (COMM OFF). 2. A Rio Linda / Elverta Community Plan Amendment to allow a vacant 1.88-acre property to change the Rio Linda / Elverta Community Plan land use classification from Agricultural-Residential 2-acre minimum (AR-2) with an Agricultural Residential Preservation Area (ARPA) overlay, to Limited Commercial (LC). 3. A Rezone to allow a vacant 1.88-acre property to change the County Zoning district from Agricultural-Residential 2-acre (AR-2) to Light Commercial (LC) for a vacant 1.88-acre parcel. 4. A Use Permit to allow for a new automobile fueling station, convenience store, and drive-through carwash operating 24/7/365, with the proposed business also being < 500-ft from a residential zoning district, and, < 1,000-ft from a public school, Westside Elementary, per SZC § 3.2.5, Table 3.1 within an Light Commercial (LC) zoning district. 5. A Special Development Permit to allow the proposed project to deviate from the following development standards: <ol style="list-style-type: none"> a. Refuse Enclosure setback from residential property b. Fuel canopy roof height 6. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).
Lead Planner:	Nate Doberneck, Associate Planner

4. Control No.	<u>PLNP2023-00026. West Elkhorn Gas Station, C-Store, & Pair of Fast-Food Restaurants (GPB-CZB-PMR-UPB-UPZ-SPP-DRS)</u>
APN:	214-0350-003 & -004
Applicant/Owner:	Inderveer Takhar
Location:	This property is located at the northwest corner of Elkhorn Blvd. and Marysville Blvd. in the Rio Linda/Elverta community.
Request:	<ol style="list-style-type: none"> 1. A General Plan Amendment for a pair of vacant abutting properties totalling 4.00-ac to change the General Plan land use designation from Agricultural-Residential (AG RES) to Commercial and Office (COMM OFF). 2. A Rio Linda / Elverta Community Plan Amendment to allow a pair of vacant abutting properties totalling 4.00-ac to change the Rio Linda / Elverta Community Plan land use classification from Agricultural-Residential 2-acre minimum (AR-2) with an Agricultural Residential Preservation Area (ARPA) overlay, to General Commercial (GC). 3. A Rezone to a pair of vacant abutting properties totalling 4.00-ac to change the County Zoning district from Agricultural-Residential 2-acre minimum (AR-2) to General Commercial (GC). 4. A Lot Line Adjustment to reconfigure two existing abutting lots (2.1-ac and 1.9-ac) into two abutting lots (2.1-ac and 1.9-ac), by modifying the lot boundaries from horizontal to vertical. 5. A Use Permit to allow for a new automobile fueling station, convenience store, and drive-through carwash operating 24/7/365, with the proposed business also being < 500-ft from a residential zoning district, and, < 1,000-ft from a public school, Westside Elementary, per SZC § 3.2.5, Table 3.1 within a Light Commercial (LC) zoning district.

6. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- a. Oversized business signs.
- b. Oversized Corner Monument Sign.
- c. Oversized Streetside Monument Sign.
- d. Landscape Buffer between Drive-Through Land and public road
- e. Vehicle and queuing areas to be separated from nearby residential zones with on or offsite intervening structures.
- f. Propane Tank and Shade Structure within front yard setback.
- g. Gas Station Fuel Canopy clear height

7. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Lead Planner: [Nate Doberneck, Associate Planner](#)

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