



AGENDA

**September 26, 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

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Christopher Alberts, Israel Villalobos, Austin Chan

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2022-00291 Holy Cross New Church and Hall \(UPP-DRS\).](#)
- APN:** 063-0012-025-0000
- Applicant:** NJA Architecture
- Owner:** Elevation of the Holy Cross Orthodox Church
- Location:** The property is located at 9000 Jackson Road in the Vineyard community.
- Request:**
1. A **Use Permit** to legalize and expand a place of worship in the Interim Agricultural Reserve/Surface Mining (IR/SM) zoning district.
 2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines)
- Lead Planner:** [Isarel Villalobos, Assistant Planner](#)

2. Control No. [PLNP2022-00105 Emerald Subdivision \(RZB-SDP-DRS\).](#)
APN: 066-0100-005-0000
Applicant/Owner: Chase Family Trust and Payton Family Trust
Location: The property is located south of Florin Road and 0.6 miles east of Bradshaw Road in the Vineyard community.
Request:
1. A **Specific Plan Amendment** to:
• Change the land use designation for 40.02 acres from 40.02 acres of Single Family Residential 3-5 (SFR 3-5) to 2.82 acres of Park, 14.25 acres to SFR 4-7, 12.95 acres to SFR 3-5, and 9.54 acres dedicated to a future school.
2. A **Rezone** of 40.02 acres from Agricultural-20 (AG-20) to 14.25 acres of Residential Density-7 (RD-7), 2.82 acres of Park, and 22.95 acres of Residential Density 5 (RD-5).
3. A **Tentative Subdivision Map** to divide 40.02 acres into 152 single family residential lots, one park lot, and one landscape lot.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Christopher Alberts, Associate Planner](#)

3. Control No. [PLNP2022-00106 Sapphire Subdivision \(RZB-SDP-DRS\).](#)
APN: 066-0100-072-0000
Applicant/Owner: Chase Family Trust and Payton Family Trust
Location: The property is located at 9836 Florin Road in the Vineyard community.
Request:
1. A **Specific Plan Amendment** to change the land use designation of 40.98 acres from SFR 3-5 to 27.99 acres of SFR 4-7 and 12.99 acres of SFR 3-5.
2. A **Rezone** of 40.98 acres from Agricultural-20 (AG-20) to 27.99 acres of RD-7 and 12.99 acres of RD-5.
3. A **Tentative Subdivision Map** to divide 40.98 acres into 209 single family residential lots and seven landscape lots.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Christopher Alberts, Associate Planner](#)

4. Control No. [PLNP2024-00025 Al-Farooq Mosque \(UPP-DRS\).](#)
APN: 050-0232-004-0000
Applicant: Mahmoud Abdel-Hafez
Owner: Masjid Al-Farooq
Location: The property is located at 7486 Center Parkway in the south Sacramento community.
Request:
1. A **Use Permit** to allow for the redevelopment of a Mosque and associated parking lot that will exceed 150 persons capacity in the Residential-5 (RD-5) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Austin Chan, Assistant Planner](#)

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