



AGENDA

**October 9, 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

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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, Israel Villalobos, Irving Huerta

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2025-00061 5404 Robertson Avenue Parcel Map \(PMR-DRS\)](#)
- APN:** 272-0102-020
- Applicant:** JTS Engineering Consultants, Inc.
- Owner:** Millennial Homes
- Location:** The property is located at 5404 Robertson Avenue, 495 feet west from Garfield Avenue and Robertson Avenue, in the Carmichael community.
- Request:**
1. A **Tentative Parcel Map** to divide an existing 0.42-acre parcel into two parcels in the Residential Density 5 (RD-5) zoning district.
 2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Israel Villalobos, Assistant Planner](#)

2. Control No.	PLNP2025-00147 7101 Winding Way Parcel Map (PMR-DRS)
APN:	239-0175-018-0000
Applicant:	JTS Engineering Consultants, Inc.
Owner:	Aspire Investments, LLC
Location:	The property is located at 7101 Winding Way, approximately 1,850 feet east of the intersection of San Juan Avenue and Winding Way, in the Carmichael community.
Request:	1. A Tentative Parcel Map to divide an existing 0.94 acre parcel into four new parcels in the Residential 5 (RD-5) zoning district. 2. A Special Development Permit to allow the proposed project to deviate from the following development standards: • Public Street Frontage (Section 5.4.2.B, Table 5.7.A [8]): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, four lots will be served by a private drive. 3. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).
Lead Planner:	Irving Huerta, Associate Planner

3. Control No.	<u>PLNP2025-00031 Enterprise Car Wash (SPZ-DRS)</u>
APN:	286-0011-030-0000
Applicant:	Studio Oxeye
Owner:	Zach Pacheco
Location:	This property is located at 2700 Arden Way approximately 500 feet east of the Arden Way and Fulton Ave intersection in the Arden-Arcade community.
Request:	1. A Special Development Permit to allow the proposed project to deviate from the following standards: • 7-foot CMU Sound Wall For Carwashes Adjacent to Residential Property. [ZC 3.7.9.I.2.v] Applicant proposes no CMU wall along property lines, and to retain existing wooden fence along residential property lines. • 6 Foot Masonry Wall for Commercial Developments Adjacent to Residential Properties. [SZC 5.2.5.D.2] Applicant proposes no CMU wall along property lines, and to retain existing wooden fence along residential property lines. • Minimum Seven Foot Landscape Planter Along Commercial Property Lines Adjacent To Residential. [SZC 5.2.4.B.] Applicant proposes five-foot-wide planter along southern property line & no planter along eastern and western property line. Existing development has no planter. • Parking Area Drive Aisle Width Of 25' Or 20' With Landscape Planter/Pedestrian Sidewalk [SZC 5.9.3.A.1 & 2.] Applicant proposes a 21' 2" drive aisle adjacent to 90-degree parking with no Landscape Planter/Pedestrian Sidewalk. 2. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).

Lead Planner: [Irving Huerta, Associate Planner](#)

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