



AGENDA

**October 17, 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, Cristian Baltazar, Irving Huerta, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2024-00114 Pilliken Ranch Parcel Map \(PMR-SPPadd-DRSmajor\).](#)
- APN:** 134-0240-025-0000
- Applicant:** George Vrame
- Owner:** Wilton425, LLC
- Location:** The property is located at 10672 Davis Road, located 2,650 feet south of the intersection of Walmort Road and Davis Road, in the Cosumnes community.
- Request:**
1. A **Tentative Parcel Map** to divide a 183-acre property into two new parcels in the Agricultural – 80 Acres (AG-80) zoning district.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Lot Area (Section 5.3.1.A, Table 5.4 and Section 6.4.6.I.1): For a property in the AG-80 zone, the minimum lot area is 80 gross acres. Proposed Parcel 2 is proposed to be 2.1 acres.
 - Minimum Lot Width (Section 5.3.1.A, Table 5.4): For a property in the AG-80 zone, the minimum lot width is 1,000 feet. Proposed Parcel 1 is 739 feet and Parcel 2 is 300 feet.

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. [PLNP2024-00081 6702 Filbert Ave Subdivision \(SDP-CZB-SPZ-DRS\)](#).

APN: 213-0180-024 0000

Applicant: JTS Engineering Consultants, Inc.

Owner: Mikhail Kolyadich

Location: The property is located at 6702 Filbert Avenue, Approximately 657 feet North of the intersection of Central Avenue and Filbert Avenue in the Orangevale community.

Request:

1. A **Community Plan Amendment** of approximately 10-acres from the existing Agricultural Residential 2 (AR-2) land use designation to the proposed Agricultural Residential 1 (AR-1) land use designation.
2. A **Rezone** of approximately 10-acres from the existing Agricultural Residential 2 (AR-2) zoning district to the proposed Agricultural Residential 1 (AR-1) zoning district.
3. A **Tentative Subdivision Map** to subdivide a 10-acre parcel into ten residential lots in the Agricultural Residential 1 (AR-1) zoning district.
4. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage (5.3.1.A. Table 5.4 footnote 2): Up to four lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the 10-lot subdivision would be served by a private street.
5. An **Exception** pursuant to Section 22.24.630 of the Sacramento County Code to deviate from public water and sewer requirements stating that the water purveyor not be a homeowner's association, mutual water company, or corporation. As proposed, the project would be served by a water corporation.
6. 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. [PLNP2024-00059 4748 Engle Road Multifamily Conversion \(UPZ-SPZ-VAB-PSS-DRS\).](#)

APN: 256-0101-043-0000

Applicant: Nicholas Oushakoff

Owner: Engle Partners, LLC

Location: The property is located at 4748 Engle Road, Approximately 533 feet from the intersection of Engle Road and Mission Avenue, in the Carmichael/Old Foothill Farms community.

Request: 1. A **Use Permit** to allow the conversion of an office building into 16 multi-family dwelling units in the Business Professional Office (BP) zoning district.

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

- Parking Lot Landscaping (Section 5.2.4.F, Table 5.2): Landscaped areas at the end of parking rows are required and shall be a minimum of eight feet in width, excluding curbing. As proposed, the internal end islands east of the carports have been reduced to five feet in width.
- Unit Entries Aesthetics (Multi-family Design Standard Section 3.5.2.C.3): Articulate individual unit entries with stoops, raised porches, low wall courtyards or other aesthetic entry features. As proposed, the project does not articulate individual unit entries with aesthetic features.
- Private Open Space (Multi-family Design Standard Section 3.8.3.F.1): Provide each dwelling unit with a private open space such as an at-grade patio, stoop, porch, or balcony for upper stories for the exclusive use of that unit. Private open spaces shall be a minimum of 40 square feet per dwelling unit. As proposed, Unit 1 will be unable to meet this requirement due to existing building constraints.
- Private Open Space Depth (Multi-family Design Standard Section 3.8.3.F.2): Private open spaces shall have a minimum depth of five feet to ensure usability. As proposed, Unit 14 has

less than five feet width due to existing building constraints.

3. A **Variance**, pursuant to the Mission Oaks Neighborhood Preservation Area (NPA) (Section 532-016), to deviate from the landscaping planter requirement of 25 feet adjacent to the interior boundary lines of all adjoining residential, recreation or agricultural-residential zones.
4. A **Development Plan Review** pursuant to the Mission Oaks Neighborhood Preservation Area (Section 532-014), for the development of non-single family residential use of property described in Section 532-12.1.
5. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

- 4. Control No.** [PLNP2023-00241 Waterfly Express Car Wash \(UPZ-PSS\).](#)
- APN:** 115-0062-021-0000
- Applicant:** Trevor Knight
- Owner:** Michael Rose
- Location:** The property is located at 7895 Stockton Boulevard, 400 feet south of Victory Avenue, in the South Sacramento community.
- Request:**
1. A **Use Permit** for a new automated car wash tunnel facility.
 2. A **Development Plan Review** for an automated car wash and vacuum facility located at 7895 Stockton Boulevard, approximately 400 feet south of Victory Avenue, in the South Sacramento community.
 3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

5. Control No. [PLNP2024-00151 10148 Fair Oaks Blvd Palm Tree Brew Pub \(PSS-DRS\).](#)

APN: 244-0202-001-0000

Applicant/Owner: Palm Tree Brewing Co.

Location: The property is located at 10148 Fair Oaks Boulevard, located on the southeast corner of Fair Oaks Boulevard and California Avenue, in the Fair Oaks community.

Request:

1. A **Development Plan Review** pursuant to the Fair Oaks Village SPA (Section 502-17b) for conversion of an existing commercial/retail building to a café – restaurant (brew pub).
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF