



AGENDA

**October 23, 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, Irving Huerta, Sam Kisner,
Cristian Baltazar, Austin Chan

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2025-00176 Wildhawk Golf Club Monument Sign \(UPZ-SPZ-DRS\)](#)
- APN:** 122-0060-026-0000
- Applicant/Owner:** Southgate Recreation & Park District
- Location:** This property is located at 7713 Vineyard Road, on the southeast corner of Gerber Road and Vineyard Road, in the Vineyard community.
- Request:**
1. A **Use Permit** to allow for a proposed monument sign for an existing golf course in the Agricultural-Residential 5-Acres (AR-5) zoning district.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Maximum Number of Signs (Section 5.10.M.3.A): There shall not be more than one sign. As proposed, an additional monument sign is proposed at the entrance of the golf course.
 - Maximum Sign Area (Section 5.10.1.M.3.B): The maximum square footage (sq. ft.) of a sign shall be 16 sq. ft. As proposed, the new monument sign will be 24 sq. ft. in size.

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

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

2. Control No. [DRCP2025-00068 3411 Olson Street Adaptive Reuse, A Major Design Review \(DRS-major\)](#)

APN: 215-0310-047

Applicant: McClellan Park

Location: This property is located at 3411 Olson Street, in the North Highlands community.

Request: 1. A **Major Design Review** to allow the conversion of an existing office building into a 39-unit multifamily development in the McClellan Park SPA.

Lead Planner: [Sam Kisner, Assistant Planner](#)

3. Control No.

[PLNP2024-00056 The Auburn at Foothill Farms \(UPP-SPP-DRS-UPM\)](#)

APN:

220-0152-046

Applicant:

Nicholas Voell-White

Owner:

Johnathan Gupta

Location:

This property is located at 5445 Auburn Boulevard, on the northwest side of the intersection of Garfield Avenue and Auburn Boulevard in the Foothill Farms Community.

Request:

1. A **Conditional Use Permit** pursuant to Zoning Code Section 3.5.1.C.4.a.iii to allow a new multifamily development at a higher density than 30 dwelling units per acre.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Front Yard (ZC Section 5.5.2.A Table 5.13) Minimum front yard setback shall be 56 feet. As proposed, the project would have a 50-foot front yard setback.
 - Minimum Side Street Yard (ZC Section 5.5.2.A Table 5.13) Minimum side street yard setback shall be 56 feet. As proposed, the project would have a 50-foot side street yard setback.
 - Interior Side Yard (ZC Section 5.4.3.C Table 5.8.B) Minimum interior side yard setbacks adjacent to all zoning not including low density residential shall be setback 15 feet for development of three stories or greater. As proposed the project would be a 5 story development and setback along the eastern side yard is proposed to be about 12 feet.
3. A **Minor Use Permit** to allow a new Multifamily project consisting of greater than 150 dwelling units in the Light Commercial (LC) zoning district.
4. A **Design Review** to allow a 25% staff level parking reduction and determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner:

[Cristian Baltazar, Associate Planner](#)

4. Control No.

[PLNP2025-00129 Century Palm Estates \(SDP-SPP-DRS\)](#)

APN:

206-0210-016, 206-0210-019 and 206-0210-038

Applicant:

D.R. Horton CA2, Inc.

Owner:

Brothers Properties Development Co.

Location:

This property is located on the south side of M Street approximately 500 feet west of Rio Linda Blvd, in the Rio Linda community.

Request:

1. A **Tentative Subdivision Map** to divide three parcels, totaling 12.87 acres, into a 120 single-family, detached subdivision in the Downtown Rio Linda Special Planning Area (SPA).
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Side Yard Setback (Downtown Rio Linda SPA, Table 3.1): 15 feet (two-story). As proposed, the minimum side yard setback is 5 feet.
 - Minimum Density (Downtown Rio Linda SPA, Table 3.1): For the Residential-20 (RD-20) SPA subzone, density shall be 10-20 dwelling units per acre and for Commercial Mixed Use (CMU) SPA subzone, density shall be 12-25 dwelling units per acre. As proposed, 120 dwelling units are proposed per consideration of General Plan Land Use Policy LU-5 regarding sewer constraints confirmed by the Sacramento Area Sewer District.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF