



AGENDA

**November 13, 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#: 161 031 9474

Passcode: 698755

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, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

1. Control No.

[PLNP2025-00010 Quick Quack Car Wash 6717 Fair Oaks Blvd \(UPB-SPP-DRS\)](#)

APN:

272-0040-043-0000

Applicant:

Quick Quack Car Wash

Owner:

Ethan Conrad Properties Inc.

Location:

This property is located at 6717 Fair Oaks Boulevard, in the Carmichael community.

Request:

1. A **Use Permit** to allow a drive-thru car wash on a 0.9 acre lot, within the Fair Oaks Main Street Special Planning Area (SPA), Main Street District subarea.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Landscape setback between drive through lane and right of way (Section 3.9.3.V.1.c): When a drive-through lane is adjacent to a public right-of-way, a minimum of 25 feet of landscaping shall be provided between the drive through lane and right-of-way as measured from the back of sidewalk. As

proposed, the proposed landscape planter is approximately 13'-0" in width.

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. [PLNP2025-00160 Newhope Moreno Properties \(RZB-SDP-DRS\)](#)

APN: 150-0071-011-0000 & 150-0071-012-0000

Applicant: Newhope Moreno Properties

Location: This property is located at 10976 Simmerhorn Road, on the Southeast corner of Simmerhorn Road and Marengo Road, in the Southeast Area community.

Request:

1. A **Rezone** for two agricultural lots to be rezoned from Agricultural 80 Acres (AG-80) zoning district to Agricultural 20 Acres (AG-20) zoning district.
2. A **Tentative Subdivision Map** for a 5-lot subdivision on 110 acres.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No.

[PLNP2023-00275 SR 99 Electronic Billboard \(UPB-SPP-DRS\)](#)

APN:

039-0300-018

Applicant:

Sarah Fishleder

Owner:

Rising South Point Owners LLC

Location:

This property is located adjacent to the State Highway Route 99, south of 47th Avenue, in the South Sacramento community.

Request:

1. A **Use Permit** to allow a new 50-foot tall, double-sided digital (electronic) billboard of 672-sf (47-ft wide x 14-ft high) per side, or 1,344-sf overall, per SZC § 5.10.1.N *Billboard Signs*.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - 1) SZC § 5.10.1.N.1 *Area*: The total area of any off-site sign shall not exceed 720 square feet, nor shall the sign exceed the length of 50 feet.
 - *Proposed*: Allow a new double-sided digital billboard with two 14-ft tall by 47-ft wide faces, for 672-sft per side, totaling 1,344-sf overall, which is 624-sf larger than allowed (187% of maximum).
 - 2) SZC § 5.10.1.N.8.d *Location*: No digital billboard shall be located within 2,500 feet of any other digital billboard or on-site digital sign with over 200 square feet of digital display. Digital billboards shall be located at least 500 feet from a parcel located within any Agricultural, Agricultural Residential, or Residential zone.
 - *Proposed*: Allow a new digital billboard to deviate from the setback requirements as follows: a 191-foot setback (39% of required) to the Chateau Lang apartments to the east (RD-20 zoning) and a 242-foot setback (48% of required) to the Bowling Green subdivision houses to the west (RD-5 zoning).
 - 3) SZC § 5.10.1.N.11 *Removal of Existing Signs*: For any billboard sign, the applicant must

propose, as part of the application for a Conditional Use Permit, the removal of a sum total of at least four square feet of legally existing billboard display surface, excluding the billboard support structure and frame, for each square foot of display surface proposed.

Arithmetically, the proposed double-sided digital billboard totaling 1,344-sf would require a 4x takedown, or 5,376-sf removal of existing billboards.

- *Proposed:* Allow a new double-sided digital billboard with total compensatory takedown of 12 existing billboards to be 3,840-sf (71% of required).
- 4) SZC § 5.10.1.N.11 *Removal of Existing Signs:* At least 50 percent of removed signage shall be from the same community or within one mile of the new billboard sign.
- *Proposed:* Only 1 of the 12 compensatory takedown signs is within the unincorporated South Sacramento community (8%), and zero are within 1-mile (0%).
- 5) SZC § 5.10.1.N.11 *Removal of Existing Signs:* In addition, at least 25 percent of removed signage shall be from a site located within a Special Sign Corridor.
- *Proposed:* Zero of the 12 compensatory takedown signs are within a Special Sign Corridor (0%).
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
4. A **Development Agreement** for a 25 year term with two 5 year renewal options while providing remittance (TBD, perhaps ~\$80,000 with 10% increase every 5 years) from the Permittee and, allow County-authored public service announcement displays for a portion (TBD, perhaps 5%) of the operation time (TBD, perhaps ~72 minutes per day).

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