



AGENDA

**December 12, 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

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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, Israel Villalobos, Austin Chan, Mariah Windmon,

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2024-00117 Church Of God Use Permit Amendment \(UPZamend-DRS\).](#)
- APN:** 258-0130-021-0000
- Applicant/Owner:** Church of God Carmichael
- Location:** The property is located at 5316 Whitney Avenue, approximately 672 feet west of Garfield Avenue, in the Carmichael community.
- Request:**
1. A **Use Permit Amendment** to (89-UPZ-0480) to allow an expansion of the place of worship with a 3,000 square foot building and to allow the operation of a child day care facility in the Residential 2 (RD-2) 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. [PLNP2021-00321 7520 Victory Avenue Apartments \(UPP-PAP-SPP-DRS\)](#).

APN: 115-0062-003, 115-0062-004

Applicant: Ace Design LLC

Owner: Jaswinder Shergill

Location: The property is located at 7520 Victory Avenue in the South Sacramento community.

- Request:**
1. A **Development Plan Review** to allow a 75-unit multi-family development within the Victory Avenue Neighborhood Preservation Area (NPA) pursuant to Section 530-43 of the NPA.
 2. A **Use Permit** to allow a multi-family development that exceeds the maximum density of 30 dwelling units per acre, pursuant to Section 3.5.1.C.5.iii of the Sacramento County Zoning Code (SZC).
 3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Victory Avenue NPA Maximum Height (Victory Avenue NPA Section 530-44.b): The standard for maximum height within the Victory Avenue NPA is one story or 20 feet. The project as proposed provides a maximum height of 53 feet.
 - Victory Avenue NPA Residential Area Setback Adjacent to Commercial Zones (Victory Avenue NPA Section 530-44.c): When abutting any commercial land use zone, the abutting yard shall be at least 25 feet in width and landscaped with trees capable of reaching 30 feet in height spaced 30 feet on center. South setback interface has 12-foot wide bioretention planter with no trees proposed.
 - Perimeter Landscape Planter (SZC Section 5.2.4.B.3): The standard for interior perimeter landscaping is 7 feet with trees spaced a maximum of 30 feet on center. The project as proposed provides a bioretention basin to the east and south with no tree plantings proposed.
 4. A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No. [PLNP2024-00122 Bennett's Bakery Freezers and Shed \(SPZ-DRS\).](#)

APN: 278-0190-024-0000

Applicant/Owner: Mike Bennett

Location: The property is located at 2530 Tesla Way, approximately 515 feet from the intersection of Tesla Way and Fulton Avenue, in the Arden Arcade community.

Request:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Front Yard Setback (Section 5.2.5.A., Table 5.13): Required 50-foot front yard setback. As proposed, the current setback is 7.58 feet.
 - Parking Requirements (Section 5.9.2.C., Table 5.21): One space for every two occupants based upon the maximum load, as determined by the UBC.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Mariah Windmon, Assistant Planner](#)

4. Control No. [PLNP2024-00118 8705 El Chapul Way Tentative Parcel Map \(PMR-DRS\).](#)

APN: 253-0201-015-0000

Applicant: Sterling Consultants

Owner: Griffith LLC

Location: The property is located at 8705 El Chapul Way, 2,050 feet south of the intersection of Madison Avenue and Illinois Avenue, in the Fair Oaks community.

Request:

1. A **Tentative Parcel Map** to divide a 0.46-acre parcel into two parcels in the Residential Density 3 (RD-3) 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](#)

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