



AGENDA

Design Review Advisory Committee

June 22, 2017, 11:00 – 1:00 p.m.*

Department of Community Development Downtown Community Room*
827 7th Street, First Floor Lobby
Sacramento, CA 95814

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Community Development Department at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3rd party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929.

Members: Bruce Monighan, Joshua Divelbiss, Jennifer Krauter

Staff: Paul Gumbinger, Michael Wall, George Dellwo, Wendy Hartman, Emma McHatten, Meredith Holsworth, Cindy Schaefer

A.	Review of Pending Projects
1.	<p>CONTROL NO.: PLNP2017-00094 ESKATON CARMICHAEL ASSISTED LIVING FACILITY APN: 256-004-024, 027 Applicant: Ellis Architects Owner: Eskaton Inc. Location: The property is located at 3939 Walnut Avenue, on the west side of Walnut Avenue and approximately 300 feet south of Gibbons Drive in the Carmichael Community. Request: A Zoning Ordinance Amendment to the Eskaton SPA to allow a congregate care facility and to include the subject parcel (256-0040-024) within the SPA boundaries. A Design Review to comply with the Countywide Design Guidelines. Lead Planner: Meredith Holsworth, Assistant Planner</p>
	<p>CONTROL NO.: PLNP2016-00490: FAIR OAKS PROMENADE APN: 235-0060-019 Applicant/Owner: Petrovich Development Company Architect: Ottolini & Assoc. Architects Engineer: Olympus Group Location: The property is located at 5422 Hazel Avenue in the Fair Oaks Promenade Shopping Center in the Fair Oaks Community. Request: A Use Permit (UPZ) to allow an approximately 10,408 square foot building with retail and restaurant uses including a drive-through with amplified sound within 300 feet of a residential zoning district in the BP zone district. A Special Development Permit (SPZ) to allow for deviations to drive-through standards listed in Section 3.9.3.V of the County Zoning Code. A Design Review to comply with the Countywide Design Guidelines. Lead Planner: Wendy Hartman, Senior Planner</p>

	<p>CONTROL NO.: PLNP2017-00085 HERITAGE OAKS BEHAVIORAL HEALTH CLINIC APN: 240-0420-027 Applicant: Holloway Land Company Owner: BHC Heritage Oaks Hospital Architect: HGA Architects Engineer: BFK Engineers Location: The property is located at 4378 Auburn Boulevard (Oak Point Office Complex) approximately 600 feet northeast of the I-80/Auburn Boulevard off-ramp in the Carmichael Old Foothills Farms community. Request: A Conditional Use Permit (UPP) to allow for an existing 8,750 square foot office building to be converted to a 16 bed psychiatric facility within the General Commercial (GC) zone district. A Design Review to comply with the Countywide Design Guidelines. Lead Planner: Wendy Hartman, Senior Planner</p>
	<p>CONTROL NO.: PLNP2016-00461 ARDEN CREEK TOWN CENTER APN: 281-0331-023, 024, 025 Applicant: NORR Architects, Inc. Owner: Merlone Geier Partners Location: The property is located at the northeast corner of the Watt Avenue/ Arden Way intersection in the Arden Community. Request: A Conditional Use Permit to allow a drive-up business on APN's 281-0331-023 and 24; with reduced landscaping in the SC (Shopping Center) zone. A Special Development Permit to deviate from</p> <ul style="list-style-type: none"> A. Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 50-foot front yard building setback requirement for "Shops B" and Shops C" buildings. B. Zoning Code Section 5.2.5.D.2. to allow a six-foot high pre-cast fence rather than the required six-foot high masonry wall adjacent to a residential zoning district. C. Zoning Code Section 5.5.2 Table 5.13 to allow a reduction from the 31-foot setback requirement from the public right-of-way for a trash enclosure. D. The Arden Arcade Community Special Sign District height and maximum square footage standards for monument signs. <p>A Design Review for two new buildings and three new monument signs; and respective improvements, to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review. Lead Planner: Cindy Schaer, Project Manager</p>
B.	MISCELLANEOUS
C.	Report Back on Previous Reviews
D.	Report on Projects To Come
E.	Other Business

F.		Reports from Staff