



# AGENDA

July 26, 2018  
11:00 A.M – 1:00 P.M

## DESIGN REVIEW ADVISORY COMMITTEE

Office of Planning and Environmental Review  
Sacramento County – Old Administration Building  
827 7<sup>th</sup> Street, DCD Community Room, First Floor  
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 Office of Planning and Environmental Review at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3<sup>rd</sup> 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, David Oulrey, Thomas Vogt, Emma Patten, Cindy Schaeer

### A. REVIEW OF PENDING PROJECTS

1. Control No.: [DRCP2018-00063 4600 ORANGE GROVE APARTMENTS](#)

APN: 240-0141-029, -035, -036

Applicant/Owner: Noah Baygell

**Location:** A property located at 4600 Orange Grove Avenue, on the Southeastern side of the intersection of Orange Grove Avenue and Pasadena Avenue in the Carmichael-Old Foothill Farms Community.

**Request:** A **Major Non-Discretionary Design Review** for a determination of compliance with the Countywide Design Guidelines.

**Lead Planner:** [David Oulrey, Project Manager](#)

2. Control No.: [PLNP2017-00289 CAL CENTER SIGNAGE USE PERMIT AMENDMENT](#)

APN: 078-0450-001

Applicant: All Sign Services

Owner: Nelson Properties, Inc.

**Location:** A property located at 8810 Cal Center Drive in the Cordova Community.

**Request:** A **Use Permit Amendment** (Original Control Number 1982-0381) to allow a 97 square-foot wall sign in a special sign corridor and a 23 square-foot monument sign on 6.66 acres in the BP zone.

**Lead Planner:** [Thomas Vogt, Project Manager](#)

**3. Control No.:** [PLNP2018-00033 4244 CRESTLINE ADDITION](#)

**APN:** 244-0163-035

**Applicant:** Ignacio Anguiano

**Owner:** The Money Brokers, Inc.

**Location:** A property located at 4244 Crestline Avenue on approximately 170 feet Southeast of entrance street in the Fair Oaks Community.

**Request:** A **Development Plan Review** to allow a 2,413 square foot, two-story, single-family residence on 0.17 acre property in the Fair Oaks Village SPA.

**Lead Planner:** [Emma Patten, Project Manager](#)

**4. Control No.:** [PLNP2018-00079 4242 CRESTLINE ADDITION](#)

**APN:** 244-0163-034

**Applicant/Owner:** The Money Brokers, Inc.

**Location:** A property located at 4242 Crestline Avenue on approximately 190 feet Southeast of entrance street in the Fair Oaks Community.

**Request:** A **Development Plan Review** to allow an approximately 506 square foot first level addition and a 767 square foot second story addition to an existing single-family home on 0.19 acre property in the Fair Oaks Village SPA.

**Lead Planner:** [Emma Patten, Project Manager](#)

**5. Control No.:** [PLNP2017-00128 NORTH VINEYARD PLAZA](#)

**APN:** 066-0110-003

**Applicant:** Lex Coffroth

**Owner:** Johnny Javanifard

**Engineer:** JTS Engineering Consultants

**Location:** A property located at the Northeast corner of the Bradshaw Road and Gerber Road intersection in the Vineyard Community.

**Request:**

1. A **General Plan Amendment** from Low Density Residential to Commercial Office, approximately 4.41 net acres.
2. A **North Vineyard Station Specific Plan Amendment** from Single Family Residential 3-5 dwelling units per acre to Commercial, approximately 4.41 acres.
3. A **Rezone** from AR-10 Agricultural Residential 10 acre minimum lot size/Flood Combining to GC General Commercial/Flood Combining, approximately 7.73 net acres.
4. A **Tentative Parcel Map** to divide approximately 7.73 net acres into six commercial lots.

5. A **Use Permit** to allow a 24-hour gas station (Section 3.7.9.C.1.a), a 24-hour convenience store (Section 3.7.8.A.2), and canopy height of 26 feet 6 inches (Section 3.7.9.C.2.1.iii), in the GC zone, on approximately 1.6 net acres.

6. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:**

*Cindy Schaer, Project Manager*

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

**F. REPORTS FROM STAFF**