



AGENDA

**January 11, 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

For Assistance Contact Cathy Perrault at PerraultC@sacounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, David Oulrey, Riley Sholes, Cristian Baltazar

A. REVIEW OF PENDING PROJECTS

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| 1. Control No. | PLNP2023-00087 Mission Avenue Apartments East (PSS-DRS) |
| APN: | 256-0101-045-0000 |
| Applicant: | Dominic Mogavero |
| Owner: | SM Mission Family LP |
| Location: | The property is located at 3532 Mission Avenue, approximately 375 Feet North from the intersection of Whitney Avenue and Mission Avenue, in the Carmichael/Old Foothill Farms community. |
| Request: | <ol style="list-style-type: none">1. A Development Plan Review pursuant to the Mission Oaks Neighborhood Preservation Area (Section 532-014), for development of multi-family apartments utilizing the Affordable Housing Incentive Program for increased density in the underlying RD-20 and RD-30 zoning districts.2. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines). |
| Lead Planner: | Cristian Baltazar, Assistant Planner |

2. Control No.	PLNP2023-00089 Mission Avenue Apartments West (PSS-DRS).
APN:	256-0080-019-0000
Applicant:	Dominic Mogavero
Owner:	SM Mission Family LP
Location:	The property is located at 3537 Mission Avenue approximately 428 Feet North from the intersection of Whitney Avenue and Mission Avenue in the Arden Arcade community.
Request:	<ol style="list-style-type: none"> 1. A Development Plan Review pursuant to the Mission Oaks Neighborhood Preservation Area (Section 532-014), for development of multi-family apartments utilizing the Affordable Housing Incentive Program for increased density within underlying RD-20 zoning district. 2. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).
Lead Planner:	Cristian Baltazar, Assistant Planner

3. Control No.	PLNP2023-00009 4707 Auburn Blvd Auto Sales (UPP-SPP-DRS).
APN:	228-0291-024-0000
Applicant/Owner:	Louis Morago
Location:	The property is located at 4707 Auburn Boulevard, the intersection of Myrtle and Date Avenues, in the Carmichael/ Old Foothill Farms community.
Request:	<ol style="list-style-type: none"> 1. A Conditional Use Permit request to the Planning Commission to allow for used automobile retail sales in the General Commercial (GC) zoning district, per SZC § Table 3.1.H.2. 2. A Special Development Permit request to the Planning Commission to allow the proposed project to deviate from the following development standards, per SZC § 6.4.6: <ul style="list-style-type: none"> • Reduce the depth of <i>portions</i> of landscape planters adjacent to parking lots by 63% , to as low as 3-ft from the required minimum 8-ft per SZC § 5.2.4.B <i>Requirements for Institutional, Commercial, Industrial, and Multifamily Residential Use Categories</i>. • Reduce the front yard setbacks by 76% - 58%, to between 12- and 21-ft from the required minimum of 50-ft per SZC Table 5.13 <i>Commercial Lot and Commercial and Institutional Project Development Standards</i>. 3. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).
Lead Planner:	Cristian Baltazar, Assistant Planner

4. Control No.	PLNP2023-00083 PLNP2023-00083 Sunnyslope Florin Wireless Facility Amendment (UPP-SPZ-DRS).
APN:	043-0220-028-0000
Applicant:	SBA Monarch Towes II, LLC
Owner:	Sang Ngo
Location:	The property is located at 6621 Florin Road, approximately 300 Feet East of the intersection of Lindale Drive and Florin Road, in the South Sacramento community.
Request:	<ol style="list-style-type: none"> 1. A Use Permit Amendment to allow the replacement of an existing 65 foot tall Wireless Communication Facility (WCF) with a new 80-foot tall WCF with six antennas. 2. A Special Development Permit to allow the proposed project to deviate from the following development standards: <ul style="list-style-type: none"> • Group 2 Wireless Facility Maximum Height (Section 3.6.7.A, Table 3.6.2): The maximum height for a Group 2 WCF is 65 feet. The project as proposed provides a height of 80 feet. • Minimum Separation from Group 1 Zoned Properties (3.6.7.A, Table 3.6.2): The minimum separation from Group 1 zoned properties is three times the height of the proposed tower. At 80 feet in height, a setback of 240 feet is required. The project as proposed provides a 55-foot setback from Group 1 zoned property. 3. A Design Review to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).
Lead Planner:	David Oulrey-Urroz, Associate Planner

5. Control No.

[PLNP2022-00182 Greenback Promenade \(UPZ-PMR-SPZ-DRS\).](#)

APN:

223-0142-047, -048 and -049

Applicant:

First Greenback Associates L.P.

Owner:

Browman Development Company, Inc.

Location:

The property is located at 8900 Greenback Lane, at the intersection of Greenback Lane and Hazel Avenue, in The Orangevale community.

Request:

1. A **Tentative Parcel Map** to divide a 2.6-acre parcel into two new parcels within the General Commercial (GC) zoning district in the Greenback Lane Special Planning Area.
2. A **Use Permit** to allow for an automobile wash facility within the GC zoning district in the Greenback Lane Special Planning Area.
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Frontage Setback (Greenback Lane Special Planning Area Section 506-25.1.c.1): All buildings and structures, including carports, and accessory structures and parking areas shall be set back 50 feet from the ultimate right-of-way along Greenback Lane. As proposed, at the Dutch Bros' site, the setback is approximately 17.5 feet from Greenback Lane and the proposed parking lot. At the Quick Quack site, the proposed setback is 29.2 feet from the drive through drive aisle.
 - Nondirectory Sign location (Zoning Code section 5.10.3.A.2.c): Nondirectory pole signs shall be located so that the part of the sign located closest to the street right-of-way line, including support structure, shall be set back not less than 10 feet (If PUPF easement: 16 feet) from existing public street improvements or right-of-way line as provided in Section 5.10.1.K.4. The project site contains a PUPF so 16 feet setback from right of way is required. As proposed the monument sign of the northwest corner is setback 14.3 feet from Hazel Avenue.
3. An **Exception** pursuant to Section 22.110.025 of the Sacramento County Code to deviate from the

Pedestrian Districts and Commercial Corridor (Improvement Standards Section 4-23) street improvements, which require an eight-foot-wide separated sidewalk. As proposed, the project would provide a minimum five-foot attached sidewalk.

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

Lead Planner:

[Cristian Baltazar, Assistant Planner](#)

6. Control No.	DRCP2023-00106 <u>McClellan Park FBO Exterior Remodel (DRS-Major.)</u>
APN:	215-0320-075-0000
Applicant:	Perkins, Williams, & Cotterill Inc - Architects
Owner:	McClellan Realty LLC, a Delaware limited liability company
Location:	The property is located at 3140 peacekeeper way in the McClellan Park Historic District, in the North Highlands community.
Request:	<ul style="list-style-type: none">• A Major Design Review to determine exterior modifications to an existing building in the McClellan Park Historical district substantially compliant with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).
Lead Planner:	Riley Sholes, Assistant Planner
B. MISCELLANEOUS	
C. REPORT BACK ON PREVIOUS REVIEWS	
D. REPORT ON PROJECTS TO COME	
E. OTHER BUSINESS	
F. REPORTS FROM STAFF	