



AGENDA

January 12, 2023
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#: 161 743 0468

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, David Oulrey; Irving Huerta;
Riley Sholes

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2021-00133 New Green Apartments at Larchmont Village \(PSS-SPP-DRS\).](#)
- APN:** 208-0122-067-0000
- Applicant:** LCA Architects
- Owner:** New Green Properties LLC
- Location:** The property is located on the West Side of Watt Avenue, approximately 287 feet south of the intersection of Larchmont Drive and Watt Avenue in the North Highlands community.
- Request:**
1. A **Development Plan Review** to allow a residential project over 24 units per acre in the RMU-1 district of the North Watt Special Planning Area.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Build-To-Line Requirement (North Watt SPA, Table 3.3.1): A minimum build-to-line of 70 percent is required. As proposed, a 0 percent build-to-line is provided.
 - Frontage Tree Spacing (Zoning Code Section 5.2.4.B.2.b): A maximum tree spacing of 30 feet on center is required. The project provides a

location where trees are spaced 80 feet on center due to water apparatus.

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

Lead Planner: [David Oulrey-Urroz, Associate Planner](#)

2. Control No. [PLNP2022-00241 4113 Smallwood Lane Carport \(SPZ-DRS\)](#).

APN: 244-0250-030-0000

Applicant/Owner: Anna Hilscher

Location: The property is located at 4113 Smallwood Lane, 250 feet South of the intersection of Hill Street, Oaks Village Lane and Smallwood Lane, in the Fair Oaks community.

Request: 1. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:

- Front Yard Setback for Residential Accessory Structures in All Zoning Districts, as Allowed (Section 5.4.5, Table 5.10.A): The minimum front yard setback for a residential accessory structure is 20 feet from the property line. As proposed, the residential accessory structure will be six feet from the front property line.

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

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

3. Control No. [PLNP2022-00197 Raymond West Intralogistics \(UPP-DRS\).](#)

APN: 225-2720-007-0000

Applicant: Brian Holloway

Owner: Stag Industrial Inc.

Location: The property is located at 900 W National Drive in the Natomas community.

Request:

1. A **Use Permit** to allow for Heavy Equipment Sales and Rental in the Light Industrial (M-1) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (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