



AGENDA

**February 8, 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@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Mariah Windmon, Israel Villalobos, Cristian Baltazar, Austin Chan

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2022-00244 Franklin Building Addition \(SPZ-DRS\).](#)
- APN:** 026-0012-008-0000
- Applicant:** Fabian Ramos
- Owner:** Pasion Architecture
- Location:** The property is located at 5701 Franklin Blvd, approximately 630 Feet South of the intersection of Franklin Boulevard and Fruitridge Road, in the South Sacramento community.
- Request:**
1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Side Street Yard (Section 5.5.2.A, Table 5.13): 50 Feet without a Public Utility Public Facility Easement (PUPF) or 56 Feet with a PUPF. As proposed, the building addition will be 25' from the right of way.
 2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Mariah Windmon, Assistant Planner](#)

2. Control No. [PLNP2023-00183 6103 Madison Parcel Map \(PMR-DRS\).](#)
APN: 236-0360-024-0000
Applicant: Diana Shalko
Owner: Skeptic LLC
Location: The property is located at 6103 Madison Avenue in the Carmichael/Old Foothill Farms community.
Request:
1. A **Tentative Parcel Map** to divide an existing 0.27-acre corner parcel into three lots, in the Residential Density 10 (RD-10) 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](#)

3. Control No. [PLNP2023-00203 4134 Bannister Avenue Tentative Parcel Map \(PMR- SPZ-DRS\).](#)
APN: 242-0182-045, 242-0182-047
Applicant/Owner: LTC Corporation
Location: The property is located at 4134 Bannister Avenue in the Fair Oaks community.
Request:
1. A **Tentative Parcel Map** to divide a 1.26 gross acre parcel into four lots in the RD-5 zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Public Street Frontage (Section 5.4.2.B, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, four parcels will be served by a private drive.

3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Cristian Baltazar, Assistant Planner](#)

4. Control No. [PLNP2023-00055 Metro Air Park West Commercial \(PMR-DRS\).](#)

APN: 201-1020-142& 201-1020-140

Applicant: Lifetime Communities

Owner: 4G Holdings V LLC & 4G Holdings VI LLC

Location: The property is located 250 feet from the intersection of Meister Way and Metro Air Parkway in the Metro Air Park Special Planning Area in the Natomas community.

Request:

1. A **Tentative Parcel Map** to allow for the division of two parcels into 20 new lots in the commercial zoning districts of the Metro Air Park Special Planning Area (SPA).
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF