



# AGENDA

February 9, 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

+1 669 254 5252, +1 669 216 1590

Conference ID#: 161 743 0468

For Assistance Contact Kim Reading at [ReadingK@saccounty.net](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Rebecca True, Christian Baltazar, David Oulrey-Urroz, Riley Sholes, Kimber Gutierrez

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [DRCP2022-00153 Arnold Road General's House Renovation \(DRS-Minor\).](#)
- APN:** 215-0310-073-0000
- Applicant/Owner:** Emily Via Permit Services
- Location:** The property is located at 5309 Arnold Avenue, about 50 feet north of the McClellan Mall in the North Highlands community.
- Request:**
1. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
  2. A **Historic Review** to determine substantial compliance with the Secretary of Interior standards.
- Lead Planner:** [Rebecca True, Assistant Planner](#)

**2. Control No.** [PLNP2022-00229 Fenway Park Subdivision Map \(SDP-DRS\).](#)  
**APN:** 269-0021-054-0000  
**Applicant/Owner:** Stonegate Communities  
**Location:** The property is located at 3800 Robertson Avenue, approximately 537 feet West of Becerra Way, in the Arden-Arcade community.  
**Request:**  
1. A **Tentative Subdivision Map** to subdivide a 1.28 acre parcel into five residential lots in the Residential Density 5 (RD-5) zoning district.  
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).  
**Lead Planner:** [Cristian Baltazar, Assistant Planner](#)

**3. Control No.** [PLNP2022-00055 Starbucks at Fair Oaks Village.](#)  
**APN:** 244-0231-012-0000  
**Applicant:** Studio W Architects  
**Owner:** 10 K F.O.B., L.P  
**Location:** The project is located at 10000 Fair Oaks Boulevard in the Fair Oaks Village Special Planning Area of the Fair Oaks community.  
**Request:**  
1. A **Conditional Use Permit** to allow a Drive-in Café within the Commercial District of the Fair Oaks Village Special Planning Area.  
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Right-of-Way to Drive Through Lane Landscape Planter (Section 3.9.3.V.1.c): A minimum of 25 feet of landscaping shall be provided between the drive through land and right-of-way as measured from the back of sidewalk. The project proposes a 10 foot landscape planter.

  
3. A **Development Plan Review** to allow construction of a 1,305 square foot drive-through building on a 0.7 acre parcel.  
**Lead Planner:** [David Oulrey-Urroz](#)

4. **Control No.** [PLNP2022-00238 Public Storage Chippendale \(UPP-SPP-DRS\).](#)

**APN:** 228-0151-027-0000

**Applicant:** Public Storage

**Owner:** Ceila Puff

**Location:** The property is located at 4745 Chippendale Ave, in the Carmichael/Old Foothill Farms community.

**Request:**

1. A **Use Permit** to allow for self-storage facility in the Light Commercial (LC).
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Vehicle Parking Requirements for Industrial Uses: Warehousing (Section 5.9.2.D., Table 5.22.B.): One space for each employee, plus one space for each company operated vehicle; or one space for every 2,000 square feet of gross floor area, whichever is greater. Required: 76 Spaces. Proposed: 22 Spaces, Approximately 29% of requirement.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Lead Planner:** [Riley Sholes, Assistant Planner](#)

5. **Control No.** [PLNP2020-00145 New Residences at Del Norte.](#)

**APN:** 020-0291-017-0000

**Applicant:** JM Wells Design

**Owner:** Phuong Nam Tran

**Location:** The property is located on the west side of Del Norte Boulevard, approximately 110 feet south of 20<sup>th</sup> Avenue, in the South Sacramento community.

**Request:**

1. A **Use Permit** to allow a nine-unit multifamily project on an approximately 0.91-acre parcel in the Residential Density 10 (RD-10) zoning district.
2. A **Special Development Permit** to deviate from the following development standards:
  - Interior Side and Rear Yards – Adjacent to or within Low Density Residential Zoning Districts (Section 5.4.3.C, Table 5.8.B): A 25-foot setback is required for the northern and southern property lines. The existing units along the north property line and the proposed units

along the south property line are setback 10 feet.

- Tandem Parking (Section 5.9.3.F, Table 5.19): Up to ten percent of the total off-street parking spaces provided may be tandem parking. Ten percent of 23 total required parking spaces is two tandem spaces. Three of the existing units contain tandem parking for a total of three tandem spaces (parking spaces 7 – 12).
- Landscape Screening Along Interior Property Lines (Section 5.2.4.B.3): A minimum seven foot wide continuous landscape planter shall be required for Multifamily Residential Uses in all cases. Landscaping shall consist of screen trees approved by Planning and Environmental Review, spaced 30 feet on center, in combination with other plant materials to provide a dense visual screen. Trees shall be planted a minimum of five feet and no further than 10 feet from the required fencing. The seven foot wide landscape planters provided along the north and south property lines do not consist of screen trees only evergreen shrubs. Additionally, the landscape planter along the south property line is less than seven feet in width.
- Parking Lot Shading (Section 5.2.4.F, Table 5.2): 50 percent parking lot shading is required. The project proposes 33 percent parking lot shade.
- Multifamily Design Standards.
  - When buildings are adjacent to one another, the buildings shall have a setback with a minimum of two feet in variation between buildings to avoid monotonous streetscapes. This shall not apply to townhomes or row houses.
  - Parking lot entries shall provide enhanced paving consisting of pavers, or stamped or colored concrete.
  - Trees shall be planted in setbacks and common areas at intervals of no more than 75 percent of the selected species mature canopy size, not to exceed 30 feet on center.

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

**Lead Planner:** [Kimber Gutierrez, Senior Planner](#)

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

**F. REPORTS FROM STAFF**