



AGENDA

**February 20, 2025
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#:161 031 9474

Passcode: 698755

For Assistance Contact Cathy Perrault at PerraultC@sacounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

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

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2024-00185 Van Andel Shed \(SPZ-DRS\).](#)
APN: 142-0190-010-0000
Applicant/Owner: James Van Andel
Location: The property is located at 13933 Islandview Court, near the intersection of Islandview Court and 1st Avenue Way, in the Delta community.
Request:
1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
• Maximum Height (Section 5.4.5, Table 5.10.A): Maximum height for Residential Accessory Structures cannot exceed 16 feet. As proposed, the existing accessory structure is 20 feet 6 inches in height.
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. [PLNP2024-00163 My Diamond Property Solutions Subdivision Map \(SDP-SPP-DRS\).](#)

APN: 286-0300-039-0000

Applicant/Owner: My Diamond Property Solutions, Inc.

Location: The property is located at 965 Jonas Avenue, Approximately 320 feet from the intersection of Jonas Avenue and Northrop Avenue, in the Arden Arcade community.

Request:

1. A **Tentative Subdivision Map** to subdivide an existing parcel into five parcels.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Rear Yard Setback (Section 5.4.2.C., Table 5.7.C.): Lot depths less than or equal to 125 feet: 20 percent of the average lot depth. As proposed, the rear yard for Parcel 5 would be five feet for the existing guest house.
 - 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, the private drive would serve 4 lots.
3. A **Major Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Mariah Windmon, Assistant Planner](#)

3. Control No. [PLNP2021-00169 Cottonwood Subdivision \(SDP-DRS\).](#)

APN: 115-1890-009-0000

Applicant: CNA Engineering Inc.

Owner: Al Amana

Location: The property is located at 8431 Stevenson Avenue in the South Sacramento community.

Request:

1. A **Tentative Subdivision Map** to divide a 13.93-acre site into 66 residential lots and a remainder lot 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: [Austin Chan, Assistant Planner](#)

4. Control No. [PLNP2024-00190 Pat O'Brien Community Center Monument Sign \(UPZ-DRS\).](#)

APN: 121-1040-023-0000

Applicant/Owner: Southgate Recreation & Park District

Location: The property is located at 8025 Waterman Road, 450 feet east of Waterman Road and Vintage Park Drive in the Vineyard community.

Request:

1. A **Conditional Use Permit** to allow the proposed identification sign to exceed 24 square feet in area (Section 5.10.1.M.b). The proposed sign is 50 square feet in size.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Israel Villalobos, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF