



# AGENDA

February 23, 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](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Christian Baltazar, David Oulrey-Urroz, Emma Patten

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00186 Santa Juanita Avenue \(PMR-DRS\).](#)  
**APN:** 213-0211-017-0000  
**Applicant/Owner:** Omar Pela  
**Location:** The property is located at 6849 Santa Juanita Avenue, approximately 1,641 feet north of the intersection of Santa Juanita Avenue and Central avenue, in the Orangevale community.  
**Request:**
1. A **Tentative Parcel Map** to divide a 1.18 acre parcel into two lots in the Residential Density 2 (RD-2) zoning district.
  2. A **Special Development Permit** to allow to allow the proposed project to deviate from the following development standards:
    - a. 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 existing private drive will serve four lots.
  3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Lead Planner:** [Cristian Baltazar, Assistant Planner](#)

**2. Control No.** [PLNP2022-00203 Kokopelli Animal Health Clinic \(UPZ-SPZ-DRS\)](#).

**APN:** 286-0091-013-0000

**Applicant/Owner:** Dr. Bruce Christensen

**Location:** The property is located at 1420 Fulton Ave, approximately 363 feet south of Wittkop Way and Fulton Avenue in the Arden-Arcade community.

**Request:**

1. A **Conditional Use Permit** to allow a veterinarian animal hospital in the Business Professional Office (BP) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Trash Enclosure Setback. Pursuant to Zoning Code Section 5.5.2, Table 5.13, trash enclosures shall be 31 feet from any public street. As proposed the trash enclosure would be approximately 19 feet from a public street.
  - Fencing along street frontage. Pursuant to Zoning Code Sections 5.2.5.A.1 and 5.2.5.D.1. fencing is required to be behind required landscaping. Current iron fence is in front of landscape along sidewalk.
3. 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.** [PLNP2021-00179 Oxform \(CZB, SDP, DRS\).](#)  
**APN:** 066-0110-006 and -025  
**Applicant:** Winn Communities  
**Owner:** Family Real Property Limited Partnership  
**Location:** The property is located east of Bradshaw Road, south of Florin Road, and north of Gerber Road in the Vineyard community.  
**Request:**  
1. A **North Vineyard Station Specific Plan Amendment** to:  
• Change the land use designation for the property from 6.6 acres of Single Family Residential 4-7 (SFR 4-7), 10.1 acres of Single Family Residential 1-3 (SFR 1-3) and 1.2 acres of Detention Basin to 17.9 acres of SFR 4-7.  
• Update the North Vineyard Station Specific Plan Circulation Plan to change the alignment of Oxform Lane, 11<sup>th</sup> Street, and 19<sup>th</sup> Street in the  
2. A **Rezone** of 17.9 acres from Agricultural-Residential 10 (AR-10) to Residential Density-7 (RD-7).  
3. A **Tentative Subdivision Map** to divide a 17.9-acre property into 95 single-family residential lots in the RD-7 zone, four landscape lots, and a park lot.  
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Countywide Design Guidelines) and the *North Vineyard Station Specific Plan* (Specific Plan or NVSSP) Design Guidelines.  
**Lead Planner:** [Emma Patten, Associate Planner](#)

**4. Control No.** [PLNP2019-00020 Spring Gardens \(CZB, SDP, DRS\).](#)  
**APN:** 066-0070-009 and 066-0070-033  
**Applicant:** TCS Planning  
**Owner:** Howard Woo & Krause Family Trust  
**Location:** The property is located south of Florin Road approximately 1,300 feet west of the intersection of Bradshaw Road and Florin Road in the Vineyard community.

**Request:**

1. A **North Vineyard Station Specific Plan Amendment** to:
  - Change the land use designation for APN: 066-0070-009 from 30.9 acres Single Family Residential 3-5 (SFR 3-5), 4.0 acres Single Family Residential 4-7 (SFR 4-7), and 5.2 acres Park to 26.6 acres SFR 3-5, 6.6 acres SFR 4-7, 3.4 acres Park, and 3.5 acres Open Space (OS).
  - Change the land use designation for APN: 066-0070-033 from 15.86 Single Family Residential 12-22 (SFR 12-22), 4.53 acres SFR 4-7 and 0.31 acres SFR 3-5 to 15.86 acres SFR 12-22, 4.84 acres SFR 4-7, and 0.0 acres of SFR 3-5.
  - Alter the alignment of 8 Street and 10 Street on the North Vineyard Station Specific Plan (NVSSP) land use plan and circulation diagram.
2. A **Rezone** from 40.9 acres Agriculture 20 (AG-20) to 26.6 acres Residential Density 5 (RD-5) 7.4 acres Residential Density 7 (RD-7) and 6.9 acres of Recreation (O).
3. A **Tentative Subdivision Map** to divide 40.9 acres into 159 single family residential lots, one park lot, one open space lot, and seven landscape corridors lots.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Lead Planner:** [Emma Patten, Associate Planner](#)

5. **Control No.** [PLNP2022-00160 ATT at Mission Oaks \(UPZ-SPZ-DRS\).](#)  
**APN:** 256-0254-018-0000  
**Applicant:** AT&T Mobility  
**Owner:** Werthmann Family Partnership  
**Location:** The property is located at 3637 Mission Avenue, within the Mission Oaks Neighborhood Preservation Area of the Arden-Arcade community.  
**Request:**

1. A **Use Permit** to allow a 65 foot tall Wireless Telecommunications Facility within a Group 2 (BP) Zoning District.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Separation from Interior Property Boundaries (Section 3.6.7.A, Table 3.6.2): The standard for minimum separation from interior property boundaries is 25 feet for the tower and equipment enclosure. The project as proposed provides a separation distance of approximately two feet.
  - Separation from properties within a Group 1 (RD) Zoning District (Section 3.6.7.A, Table 3.6.2): The standard for minimum separation is three times the height of the tower (195 feet). The project as proposed provides a setback of two feet from Group 1 Zoned properties.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

<b>E. OTHER BUSINESS</b>
<b>F. REPORTS FROM STAFF</b>