



# AGENDA

March 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, Emma Carrico, Kristi Grabow

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00250 AT&T Cell Site La Riviera \(UPZ-SPZ-DRS\)](#).
- APN:** 075-0084-004-0000
- Applicant:** New Cingular Wireless PCS, LLC
- Owner:** WMF Limited Partnership
- Location:** The property is located at 9325 La Riviera Drive, in the Rancho Cordova community.
- Request:**
1. A **Use Permit (UPZ)** to allow a wireless communication facility in the Light Commercial zone.
  2. A **Special Development Permit (SPZ)** to;
    - Allow an 80 foot tall monopole tower in a Group 2 zone where 65 feet is the maximum allowed and;
    - Allow a reduced setback of eight feet from the rear property line where 25 feet is the minimum required and;
    - Allow a reduced separation of 150 feet from the base of the tower to the closest Group 1 zone property where 240 feet (three times the height of the tower) is the minimum required.
  3. A **Design Review (DRS)** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

**2. Control No.** [PLNP2022-00349 Vineyard Road WCF Replacement \(UPPamend, DRS\).](#)

**APN:** 122-0060-025, -026

**Applicant:** SBA 2012 TC Assets, LLC

**Owner:** Southgate Recreation & Park District

**Location:** The property is located at 7743 Vineyard Road  
Approximately 900 feet north of the intersection with  
Omeara Drive. in the Vineyard community.

**Request:**

1. A **Use Permit Amendment** to allow the removal and replacement of an existing monopole wireless communication facility with a monopine.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

**3. 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 Wireless Communication Facility (WCF) 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:

- 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 Group 1 Zone Property (Section 3.6.7.A, Table 3.6.2): The WCF is required to be separated from the Adjacent Group 1 Zone property lines by 195 feet (three times the height of the tower). The project as proposed provides a setback of two feet from Group 1 properties.

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

**4. Control No.** [PLNP2022-00119 Harper Tentative Parcel Map \(PMR-DRS\).](#)

**APN:** 136-0091-009-0000

**Applicant:** Joshua Harper

**Owner:** Betty Harper

**Location:** The property is located at 11794 Colony Hill Lane (private road) approximately 860 feet east of the intersection with Colony Road, in the Cosumnes community.

**Request:**

1. A **Tentative Parcel Map** to divide one 13.34-acre parcel into two lots (7.47-ac & 5.87-ac) in the Agricultural-Residential 5 Acres (AR-5) zoning district.
2. A **Design Review** to determine compliance with the Countywide Design Guidelines.

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

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

**F. REPORTS FROM STAFF**