



AGENDA

**March 13, 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, Austin Chan, Irving Huerta

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2024-00113 Keystone Development Parcel Map \(PMR-DRS\).](#)
- APN:** 206-0450-003 and 206-0450-002
- Applicant:** Valentin Chernioglo
- Owner:** Keystone Development and Holdings
- Location:** The property is located at 508 Q Street in the Rio Linda/Elverta community.
- Request:**
1. A **Tentative Parcel Map** to divide two existing parcels, totaling 0.586 acres, into three parcels in the Residential 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, Associate Planner](#)

2. Control No. [PLNP2022-00136 7975 Orange Avenue Tentative Parcel Map \(PMR-SPZ-DRS\).](#)

APN: 244-0082-011-0000

Applicant/Owner: HR Brozo Inc.

Location: The property is located at 7975 Orange Avenue, approximately 570 Feet East of the intersection of Orange Avenue and Sunrise Boulevard, in the Fair Oaks community.

Request: 1. A **Tentative Parcel Map** to divide a 0.71-acre parcel into three new lots in the Residential 5 (RD-5) zoning district.

2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Minimum Interior Side Yard (Section 5.4.2.C, Table 5.7.C.): The minimum setback is five feet for one-story dwelling units. As proposed, the existing one-story single family dwelling unit on Parcel 1, is within the five-foot required interior side setback.
- Minimum Rear Yard (Section 5.4.2.C, Table 5.7.C.): Lot depths greater than 125' require a 25' setback. As proposed, the lot depth for Parcel 1 is greater than 125', therefore the minimum setback is 25'. As a result, the existing single family dwelling unit on Parcel 1, is within the 25' required rear setback.
- Front Yard for Residential Accessory Structures (Section 5.4.5.A, Table 5.10.A): The required setback is 20'. An existing carport on Parcel 1 is located within the required front yard setback for residential accessory structures.
- Interior Side and Rear Yard for Residential Accessory Structures (Section 5.4.5.A, Table 5.10.A): The required setback is 3'. An existing carport on Parcel 1 is located within the required interior side yard setback for residential accessory structures.

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

Lead Planner: [Irving Huerta, Associate Planner](#)

3. Control No. [PLNP2025-00007 4545 Sycamore Avenue Parcel Map \(PMR-DRS\).](#)

APN: 240-0141-016-0000

Applicant/Owner: Nader Nassar

Location: The property is located at 4547 Sycamore Avenue, approximately 360 feet south of the intersection of Orange Grove Avenue and Sycamore Avenue, in the Carmichael/Old Foothill Farms community.

Request:

1. A **Tentative Parcel Map** to divide an existing 0.7 square feet (sq. ft.) parcel into two new parcels in the Residential 10 (RD-10) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Irving Huerta, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF