



AGENDA

**March 28, 2024
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#: 160 245 9701

For Assistance Contact Cathy Perrault at PerraultC@sacounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Irving Huerta, Israel Villalobos, Cristian Baltazar, Austin Chan

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2022-00253 13049 Apple Road \(UPZ-DRS\)](#)
APN: 128-0031-006-0000
Applicant: Ali Khalil
Owner: Mursal Habib
Location: The property is located at 13049 Apple Road, approximately 660 feet away from Apple Road and Dillard Road, in the Cosumnes community.
Request:
1. A **Use Permit** to allow for a kill floor on a 10-acre parcel, in the A-5 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](#)

2. Control No. [PLNP2023-00247 4117 Eastwood Street Tentative Parcel Map \(PMR-DRS\)](#)

APN: 246-0221-020-0000

Applicant: Paul Etemad

Owner: Paul Etemad/Mondonna Etemad Living Trust, Care of Paul & Mondonna Etemad

Location: The property is located at 4117 Eastwood Street, approximately 880 feet southeast of the intersection of Winding Way and Park Avenue, in the Fair Oaks community.

Request:

1. A **Tentative Parcel Map** to divide a 0.95 net acre parcel into two parcels in the Residential 2 (RD-2) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No. [PLNP2023-00002 Lismore Place Tentative Subdivision Map \(SDP-SPP-DRS\)](#)

APN: 253-0182-041 and -053

Owner/Applicant: Anne Sedgwick

Location: This property is located at 8840 Phoenix Avenue, approximately 776 feet west of the intersection of Hazel Avenue and Phoenix Avenue, in the Fair Oaks Community.

Request:

1. A **Tentative Subdivision Map** to allow the division of two parcels totaling 3.54 acres, zoned RD-3, into 10 residential lots.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - 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 10-lot subdivision would be served by a private street.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

- 4. Control No.** [PLNP2023-00084 7849 Stockton Boulevard \(UPP-SPP-PSS-DRS\)](#)
- APN:** 115-0061-031 and -032
- Applicant:** CWE
- Owner:** Harjot Group Investment, LLC
- Location:** The property is located at 7849 Stockton Boulevard in the South Sacramento community.
- Request:**
1. A **Use Permit** to allow truck and large vehicle repair, sale, storage, and service in the Victory Avenue Neighborhood Preservation Area (NPA).
 2. A **Development Plan Review** to allow for new development in the Victory Avenue NPA.
 3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Interior Side Yard Setback Adjacent to Single-Family Residential Use (Section 5.5.2.A., Table 5.13): 25 feet. As proposed, the interior side yard setback to the adjacent residential use to the north is 17 feet.
 - Industrial Fences and Screening (Zoning Code Section 5.2.5.D): Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in this Code. As proposed, the project will have chain link fencing with green slats along the property line.
 - Commercial Area Setback Adjacent to Residential Zone (Victory Avenue NPA Section 530-44.c.): When abutting any residential or agricultural-residential land use zone, the abutting yard shall be at least 75 feet in width. As proposed, the abutting yard is 5 feet in width without landscaping.
 4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Austin Chan, Assistant Planner](#)

- 5. Control No.** [PLNP2022-00258 Florian Townhomes \(PMR-SPZ-DRS\)](#)
- APN:** 050-0293-010, 050-0293-011
- Applicant:** Trafalgar Inc.
- Owner:** Snaaz Sacramento LLC
- Location:** The property is located at 7928 Stockton Boulevard in the South Sacramento community.
- Request:**
1. A **Tentative Parcel Map** to divide a 2.118 gross acre site into a 1.348 gross acre parcel (Lot 1), and a 0.766 gross acre parcel (Lot 2) for the purpose of developing a 38-unit condominium community.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Frontage Landscape Planter Width (Section 5.2.4.B.2.a): The requirement for frontage landscape planters is eight feet in width. The project as proposed provides a six-foot wide planter.
 - Perimeter Planter (Section 5.2.4.B.3): The standard is for a seven-foot wide continuous planter along the perimeter of the site, the project as proposed provides a six foot perimeter planter.
 - Separation of Unit and Driveway/ Parking (Section 5.2.4.F, Table 5.2): The standard is for a minimum of five feet in separation. The project as proposed provides no separation.
 - Front and Side Street Yard Fencing (Section 5.2.5.B.1.a): The standard for front and side street yard fencing is open ornamental fencing. The project as proposed provides a six-foot high solid wood fencing at front yard and side street yard areas.
 - Front Yard Setback (Section 5.4.3.C, Table 5.8.B): The standard for front yard setback is 26 feet with a PUPFE. The project as proposed provides a minimum five-foot setback.
 - Interior Side and Rear Yard Setback (Section 5.4.3.C, Table 5.8.B): The standard for interior side and rear yard setbacks is 15 feet for three story buildings. The project as proposed provides a ten-foot setback at the property's western setback.
 - Side Street Yard Setback (Section 5.4.3.C, Table 5.8.B): The standard for side street yard setback

is 21 feet with PUPF. The project as proposed provides a 13-foot setback along Requa Way and a 10 foot setback along 66th street.

- Building Window Offset (Multi-family Design Standards Section 3.5.2.C.4): The standards is for buildings to be designed to offset windows between facing building elevations so that they do not look/align directly into the windows of adjacent buildings on the project site or adjacent parcels. The project as proposed provide windows that face one another throughout the project.

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

Lead Planner: [Austin Chan, Assistant Planner](#)

B. MISCELLANEOUS
C. REPORT BACK ON PREVIOUS REVIEWS
D. REPORT ON PROJECTS TO COME
E. OTHER BUSINESS
F. REPORTS FROM STAFF