



AGENDA

**April 10, 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

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Conference ID#:161 031 9474

Passcode: 698755

For Assistance Contact Cathy Perrault at PerraultC@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Israel Villalobos, Mariah Windmon, Christopher Alberts

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2024-00203 Millennial Homes Parcel Map \(PMR-SPZ-DRS\).](#)
- APN:** 283-0010-011-0000
- Applicant:** JTS Engineering Consultants, Inc.
- Owner:** Max Boyko
- Location:** The property is located at 5232 El Camino Avenue, 134 Feet West of El Camino Avenue and Gunn Road, in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.45-acre parcel into two parcels in the Residential Density 5 (RD-5) zoning district.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Lot Width Requirement (Section 5.4.2., Table 5.7.A): 52 Feet. As proposed, Parcel 1 is to have 48.36' of width and Parcel 2 is proposed to have 51.64' of width.
 3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

2. Control No. [PLNP2024-00179 Stacy Avenue Parcel Map \(PMR-SPZadd-DRS\)](#).

APN: 050-0401-003, -002

Applicant/Owner: Yen Su

Location: The property is located at 6516 Stacy Avenue, approximately 135 feet from the intersection of Stacy Avenue and Citrus Avenue, in the South Sacramento community.

Request:

1. A **Tentative Parcel Map** to divide two parcels totaling 2.28-acres, into four lots with one remainder, and is to be accessed by a new private drive in the RD-5 zone of the South Sacramento community.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Private Drive (Section 5.4.2, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, four new lots with one remainder parcel shall be accessed by a new private drive.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No. [PLNP2024-00227 Vue Residential Accessory Structure \(SPZ-DRS\).](#)

APN: 215-0201-037-0000

Applicant: Danelle Giusti

Owner: Sao Vue

Location: The property is located at 5601 20th Street, at the 20th Street and Ascot Avenue intersection, in the Rio Linda / Elverta community.

Request: 1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Maximum Square Footage (Section 5.4.5, Table 5.10.A): The area of all accessory structures on a single parcel, shall not exceed, for lots 20,000 sq. ft. in gross area or greater, 100% of the habitable floor area of the primary dwelling. As proposed, the primary dwelling is 1,408 square feet, and the new residential accessory structure will be 2,895 square feet.
- Maximum Height to peak of roof (feet) (Section 5.4.5, Table 5.10.A): The allowed maximum height of a residential accessory structure is 16 feet to the peak of roof. As proposed, the new structure will be 19 feet 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](#)

- 4. Control No.** [PLNP2024-00156 Murphy Village Project \(DAB-SDP-SPPadd-DRS-major\)](#).
- APN:** 066-0100-024-0000
- Applicant:** Plan Steward, Inc.
- Owner:** KL LB BUY 2 LLC
- Location:** This property is located east of Bradshaw Road, at the intersection of Bradshaw Road and Ballinger Drive in the Vineyard community.
- Request:**
1. A **Tentative Subdivision Map** to subdivide 7.66 acres into 89 lots for single-family residential units.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - **Front Yard Setback (Section 5.4.2, Table 5.7.C):** The minimum setback for a primary residence are 20 feet (without PUPF) and 24 feet (with PUPF) in zones greater than RD-10. As proposed, front yard setbacks would be a minimum of 8 feet adjacent to the paseo and 10 feet adjacent to the street.
 - **Interior Side Yard (Zoning Code Section 5.4.2, Table 5.7.C):** The minimum interior side yard setback for a 1-2 story primary residence is 5 feet in zones greater than RD-10. As proposed the minimum interior side yard setback will be 3.5 feet.
 - **Minimum Rear Yard Setback (Zoning Code Section 5.4.2, Table 5.7.C):** The minimum rear yard setbacks for a primary residence for lot depths less than or equal to 125 feet is 20 percent of the average lot depth which would be a 11-foot rear yard setback in zones greater than RD-10. As proposed, the rear yard setback will be 5 feet from driveway apron.
 - **Maximum Building Height (Zoning Code Section 5.4.2, Table 5.7.C):** The maximum building height for a 1-2 story primary residence is 30 feet in zones greater than RD-10. As proposed, the maximum building height will be 32 feet.
 3. A **Development Agreement Amendment** to the Murphy Project Development Agreement (PLNP2022-00339) to reflect the proposed Murphy Village Project.

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

Lead Planner: [Christopher Alberts, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF