



AGENDA

**April 11, 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

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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, Austin Chan, Israel Villalobos

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2023-00240 6707 Main Avenue Tentative Parcel Map \(PMR-DRS\).](#)
- APN:** 213-0430-022-0000
- Applicant:** Morton & Pitalo Inc.
- Owner:** Rodriguez/Tancioco Living Trust
- Location:** The property is located at 6707 Main Avenue, approximately 630 feet North of the intersection of Central Avenue and Main Avenue, in the Orangevale community.
- Request:**
1. A **Tentative Parcel Map** to divide an existing 1.25-acre parcel into two new 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:** [Irving Huerta, Assistant Planner](#)

2. Control No. [PLNP2022-00353 StorQuest Storage \(UPP-SPP-DRS\).](#)

APN: 255-0171-043-0000

Applicant: Plan Steward, Inc.

Owner: William Warren Group

Location: The property is located at 3438 Watt Avenue, approximately 230 feet South of the intersection of Watt Avenue and Whitney Avenue, in the Arden Arcade community.

Request:

1. A **Use Permit** to allow for a new self-storage facility in the Shopping Center (SC) zone.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Front Yard Setback (Section 5.6.2.A, Table 5.14): Minimum front yard setback is 50 feet without a Public Utilities/Public Facility Easement (PUPF). The proposed project is providing 23 feet for a front yard setback.
 - Loading Dock Setback (Section 5.6.2, Table 5.14): Loading docks shall be setback a minimum of 75 feet from the boundary of property zoned or used for residential purposes. As proposed, the loading area is located approximately 35 feet from the adjacent residential parcels.
 - Vehicle Parking (Section 5.9.2.D, Table 5.22): One space for each employee, plus one space for each company operated vehicle; or one space for every 2,000 square feet of gross floor area, whichever is greater. For this project, a total of 43 parking spaces are required. The proposed project has a total of twelve vehicle parking spaces.
 - Parking Stall Landscape (Section 5.2.4, Table 5.2): Rows of parking stalls, either open or covered, shall be broken up by a tree planting every seven spaces. The proposed project is not providing landscape islands or tree wells due to the parking lot layout.
 - Parking Lot Shade (Section 5.2.4, Table 5.2): There is a 50 percent minimum parking lot shading requirement. The application states that the building will provide shade for seven parallel parking spaces and the canopy provides shade for two parking spaces.

- Fences and Walls (Section 5.2.5): A masonry wall of at least six feet in height shall be provided along the interior property lines for all industrial, commercial, and mixed-use projects when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed. The proposed project has a six foot high masonry wall along the existing residence, but not along the existing church facility that is residentially zoned.

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

Lead Planner:

[Austin Chan, Assistant Planner](#)

3. Control No. [PLNP2023-00228 5137 Kenneth Ave Parcel Map \(PMR-SPZadd-DRS\).](#)

APN: 249-0170-013-0000

Applicant/Owner: Anna Karapetyan

Location: The property is located at 5137 Kenneth Avenue, approximately 1,450 feet South of the intersection of Kenneth Avenue and Madison Avenue, in the Fair Oaks community.

Request:

1. A **Tentative Parcel Map** to divide an existing 2.43-acre parcel into four new parcels in the Residential 2 (RD-2) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Corner Lot Width and/or Corner Lot Street Frontage Width (with public water and sewer) (feet) [8][9] (Section 5.4.1, 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 private drive will serve three parcels.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

4. Control No. [PLNP2023-00288 3435 California Avenue Parcel Map \(PMR-DRS\).](#)

APN: 260-0163-006-0000

Applicant/Owner: Mohammadreza Dastoori

Location: The property is located at 3435 California Avenue, at the Southwest corner of California Avenue and Sizemore Lane, approximately 300 feet North of the intersection of California Avenue and Landis Avenue, in the Carmichael/Old Foothill Farms community.

Request:

1. A **Tentative Parcel Map** to divide a 0.65 net acre parcel into three parcels in the Residential Density, 5 (RD-5) 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](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF