



AGENDA

April 13, 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

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Conference ID#: 161 858 6531

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, David Oulrey-Urroz

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00275 Maple Hill Tentative Parcel Map \(PMR-DRS\).](#)
- APN:** 223-0012-045-0000
- Applicant:** Riverside Builders, Inc.
- Owner:** Invikta LLC
- Location:** The property is located approximately 323 feet south of the intersection of Hazel Avenue and Maple Hill Lane, on the South Side of Maple Hill Lane in the Orangevale community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.8 acre site into two parcels and a remainder parcel in the RD-5 Zoning District.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Number of Lots Served off of a private drive (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 private drive would serve a total of 9 lots.
 3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [David Oulrey, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF