



AGENDA

April 27, 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, Kristi Grabow, David Oulrey-Urroz

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00160 ATT at Mission Oaks \(UPZ-SPZ-DRS\).](#)
APN: 256-0254-018-0000
Applicant: AT&T Mobility
Owner: Werthmann Family Partnership
Location: The property is located at 3637 Mission Avenue, within the Mission Oaks Neighborhood Preservation Area of the Arden-Arcade community.
Request:
 1. A **Use Permit** to allow a Wireless Communication Facility (WCF) in the Business Professional Office (BP) zoning district.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Separation from Interior Property Boundaries (Section 3.6.7.A, Table 3.6.2): The standard for minimum separation from interior property boundaries is 25 feet for the tower and equipment enclosure. The project as proposed provides a separation distance of approximately two feet.

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

Lead Planner: [Kristi Grabow, Associate Planner](#)

2. **Control No.** [PLNP2022-00015 76 AT Arcade Park \(SPZ-DRS\).](#)

APN: 240-0061-001. 240-0061-002

Applicant: PM Design Group, Inc.

Owner: Auburn Boulevard Partners, LLC

Location: The property is located at 4701 and 4705 Auburn Boulevard at the Southwest corner of the intersection of Myrtle Avenue and Auburn Boulevard in The Carmichael/Old Foothill Farms community.

Request:

1. A **Use Permit** to allow for an Auto Service Station within the General Commercial (GC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Drive through entrance distance from driveway to right-of-way (SZC Section 3.9.3.V.1): The standard for distance between the drive through entrance and the driveway to the right-of-way is 25 feet. The project proposes a distance of 16 feet.
- Minimum drive through lane width (SZC Section 3.9.3.V.1): The standard for drive through lane width is 12 feet. The project proposes a minimum drive through width of 10 feet.
- Minimum landscape planter width between right of way and drive through lane (SZC Section 3.9.3.V.1): The standard for landscape planter width between drive through lane and public right-of-way is 25 feet. The project proposes a 10 foot wide landscape planter.

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

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

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