



AGENDA

May 9, 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

Passcode: 225064

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, Christopher Alberts

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2022-00289 7948 Sunset Tentative Subdivision Map \(SDP-DRS\).](#)
- APN:** 244-0058-002-0000
- Applicant:** JTS Engineering Consultants, Inc.
- Owner:** Javad Kaviani
- Location:** The property is located at 7948 Sunset Avenue, approximately 133 feet east of the intersection of Sunrise Boulevard and Sunset Avenue in The Fair Oaks community.
- Request:**
1. A **Tentative Subdivision Map** to divide a 1.77 acre parcel into 7 parcels and a remainder lot in the RD-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. [PLNP2022-00262 Colton Tentative Parcel Map \(PMR-DRS\).](#)

APN: 138-0240-072-0000

Applicant: Michael Colton

Owner: Chris Colton

Location: The property is located on the north side of Arno Road, approximately 700 feet west of Alta Mesa Road in the Southeast community.

Request:

1. A **Tentative Parcel Map** to divide a vacant 15.6-acre lot into three new lots in the General Agricultural 5 (AG-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](#)

3. Control No. [PLNP2022-00220 Greenback and Hickory \(UPB-PMR-SPP-DRS\).](#)

APN: 261-0210-020-0000

Applicant/Owner: Iroquios Investment Company, LLC

Location: The property is located at 8695 Greenback Lane, at the northwest corner of Hickory Avenue and Greenback Lane, in the Orangevale community.

Request:

1. A **Tentative Parcel Map** to divide a 2.84 gross acre parcel into two new parcels in the Greenback Lane Special Planning Area (SPA).
2. A **Use Permit** to allow an auto service station and a neighborhood convenience store with extended hours (24/7) in the Greenback Lane SPA and to allow the proposed auto service station fuel canopies to deviate from the following development standards:
 - Design Clearance Height (Section 3.7.9.2.C.2.1.i): The maximum allowable height is 16'-0". As proposed, the design clearance height is 16'-6".
 - Allowable Roof Structure Height (Section 3.7.9.2.C.2.1.ii): The allowable roof structure height shall not extend higher than 2'-6" above the design clearance height. The proposed canopy structure height is 3'-4 1/2".
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Minimum Front Yard (Section 5.5.2.A, Table 5.13): The requirement is 56'-0" with a Public Utility Public Facility easement (PUPFE). As proposed, the proposed mini-storage building is 27'-2".
 - Minimum Side Street Yard (Section 5.5.2.A, Table 5.13): The requirement is 56'-0" with a PUPFE. As proposed, the proposed convenience store is 40'-6".
 - Landscape Planter (Section 5.2.4.B.3.b): A minimum seven-foot-wide continuous landscaped planter area is required for commercial uses at property lines shared with an agricultural-residential or residential zone. Landscaping within this planter shall consist of screening trees spaced 30' on center in combination with other plant material to provide a dense visual screen. The planter along the western boundary narrows to 4.5 – 5 feet to the north and screen trees are not proposed.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner:

[Irving Huerta, Assistant Planner](#)

- 4. Control No.** [PLNP2024-00053 Wildhawk North \(SPZ-DRS\).](#)
- APN:** 122-0790-005 thru 010 and 122-0870-090
- Applicant/Owner:** VPTM Wildhawk LB, LLC
- Location:** The property is located at 7680 Vineyard Road, in the Vineyard community.
- Request:**
1. An amendment to a previously approved **Special Development Permit** to allow additional deviations from the following development standards:
 - Rear Yard Setback (Vineyard Springs Comprehensive Plan Chapter 5, Table 5.3 and Table 5.4): The minimum rear yard setbacks for a primary residence are 20 feet in the Residential Density 4 (RD-4) zone and 15 feet in the Residential Density 5 (RD-5) zone. As proposed, rear yard setbacks for House Plan 13 in Wildhawk Unit 5 (RD-4), Wildhawk Unit 6 (RD-4 and RD-5), and Wildhawk Unit 7 (RD-5) will be a minimum of 5-feet.
 2. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).
- Lead Planner:** [Christopher Alberts, Associate Planner](#)

5. Control No. [PLNP2023-00296 New Life Church Wireless Facility Amendment \(UPPamend-SPP-DRS\).](#)

APN: 244-0331-016-0000

Applicant: SBA Monarch Towers I, LLC

Owner: New Life Community Church of Fair Oaks

Location: The property is located at 8101 Sunset Avenue, approximately 165 feet northeast of the intersection of Sunset Avenue and Fair Oaks Boulevard, in the Fair Oaks community.

Request:

1. A **Use Permit Amendment** to PLNP2007-00645 to replace an existing 65-foot monopole wireless communications facility (WCF) with a new 65-foot monopine WCF on a 4.3 acre parcel in the Shopping Center (SC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Separation - Interior Property Boundaries (Section 3.6.7.A., Table 3.6.2): 25 Feet (tower and equipment enclosure). As proposed, the WCF will be located 5'-5" from the southern property line.
 - Separation- Group 1 Zone Property- Minimum (Section 3.6.7.A., Table 3.6.2): Three times height of tower. As proposed, the minimum separation is 195' (65' x 3 = 195') for the 65' monopine. The nearest RD zoned property is located 193'-6" north of the monopine.
 - Location - New Towers (Section 3.6.7.A., Table 3.6.2): All equipment shelters, cabinets, or structures utilized or built in connection with the antennas shall be located on the ground outside of the setback area for the underlying Zoning Group or vehicle parking space allotment required. As proposed, the WCF equipment will be located within a lease area that is located 5'-5" from the southern interior property line.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Irving Huerta, Assistant Planner](#)

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