



# AGENDA

May 26, 2022  
11:00 A.M – 1:00 P.M

## DESIGN REVIEW ADVISORY COMMITTEE

Planning and Environmental Review

Sacramento County This Meeting Will Be Held Via Skype, To Join Call

+1 (916) 874-8000 +1 (916) 875-8000+1 (916) 876-4100

Conference ID#: 25145605

For Assistance Contact Kim Reading at [ReadingK@saccounty.net](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Nate Doberneck, Desirae Fox, Emma Patten, Haley Shaver

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2017-00168 Florin 40 A Rezone, Tentative Subdivision Map](#)
- APN:** 066-0100-003-0000
- Applicant:** Walters Land Planning
- Owner:** Florin Investors, LP
- Location:** The property is located at 9850 Florin Road in the Vineyard community.
- Request:**
1. A **Rezone** of 41.0 acres from Agricultural-20 (A-20) to 39.5 acres of Residential Density-5 (RD-5) and 1.5 acres of Recreation (O).
  2. A **Tentative Parcel Map** to divide a 41.0-acre property into three large lots for the purposes of financing and phasing.
  3. A **Tentative Subdivision Map** to divide a 41.0-acre property into 193 single-family residential lots, one park lot, and five landscape lots.
  4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Emma Patten, Associate Planner](#)

**2. Control No.** [PLNP2021-00209 5644 Gibbons Parcel Map.](#)  
**APN:** 258-0054-001-0000  
**Applicant:** Tony Airoso  
**Owner:** Seven 70 Consulting, LLC  
**Location:** The property is located at 5644 Gibbons Drive in the Carmichael/Old Foothill Farms community.  
**Request:**  
1. A **Tentative Parcel Map** to subdivide one corner parcel approximately 0.71-acres in size and developed with a single-family residence into three parcels in the RD-5 zoning district.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Desirae Fox, Assistant Planner](#)

**3. Control No.** [PLNP2021-00176 Kochoo Construction \(UPP-DRS\).](#)  
**APN:** 063-0180-017-0000  
**Applicant/Owner:** William Kochoo  
**Location:** The Property is located at 6141 Bradshaw Road, designated as an Extensive Industrial (IE) land use in the General Plan, and within an Interim Agricultural (IR) zoning district, with a Surface Mining overlay zone, and categorized as an Interim Agricultural (IR) land use in the Vineyard community.  
**Request:**  
1. A **Use Permit** by the Planning Commission to establish a new general contractor's office and workshop building, and, within the outdoor equipment yard, allow for heavy equipment storage, sales, rental, service and repair, per SZC § 3.2.5, Table 3.1.  
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).  
**Lead Planner:** [Nate Doberneck, Associate Planner](#)

**4. Control No.** [PLNP2021-00074 Sorento Road Rezone\(CZB-UPZ-DRS\)](#)  
**APN:** 201-0190-006-0000  
**Applicant/Owner:** Greg Risse  
**Location:** The property is located in the Rio Linda/Elverta community.  
**Request:**  

1. A **Rezone** to Light Industrial (M-1) from Interim Agricultural Reserve (IR) of a 5.4 acre parcel.
2. A **Community Plan Amendment** land use designation to Light Industrial (M-1) from Interim Agricultural Reserve (IR) of a 5.4 acre parcel
3. A **Use Permit** to allow a new four-story 9,880-sf Commercial Office building exceeding 25% of gross floor area of the primary use, a new one-story 12,950-sf warehouse and workshop.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

  
**Lead Planner:** [Nate Doberneck, Associate Planner](#)

**5. Control No.** PLER2021-00060 Pre-Approved Accessory Dwelling Unit Plan Set Workshop.  
**APN:** Countywide  
**Applicant:** Planning & Environmental Review  
**Location:** Countywide  
**Request:**  

1. An informal workshop to present a preliminary plan set for intended use in a Pre-Approved Accessory Dwelling Unit (ADU) Plan program and solicit feedback from DRAC on design and general consistency with countywide Design Guidelines.

  
**Lead Planner:** [Haley Shaver, Associate Planner](#)

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