



AGENDA

June 13, 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

+1 669 254 5252, +1 669 216 1590

Conference ID#: 160 245 9701

Passcode: 225064

For Assistance Contact Cathy Perrault at PerraultC@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Irving Huerta, Israel Villalobos, Christopher Alberts, David-Urroz Oulrey

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2022-00185 Orangevale Carwash \(UPZ-SPZ-DRS\).](#)
- APN:** 223-0182-052-0000
- Applicant:** GRA Architecture
- Owner:** Cliff Wylie
- Location:** The property is located at 9352 Greenback Lane, on the southside of Greenback Lane approximately 350 feet west of Main Avenue, in the Orangevale community.
- Request:**
1. A **Use Permit** to allow an automobile wash facility within the General Commercial (GC) zoning district of the Greenback Lane Special Planning Area (SPA).
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Landscape Setback between Drive Through Lane and Right of Way (Section 3.9.3.V.1.c): When a drive-through lane is adjacent to a public right-of-way, a minimum of 25 feet of landscaping shall be provided between the drive through lane and right-of-way as measured from the back of sidewalk. As

proposed, the proposed planter is 14 feet, 6 inches.

3. 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.** [PLNP2023-00273 Starbucks EG-Florin Road \(UPZ-DRS\).](#)
APN: 115-2040-014-0000
Applicant: Nathan Patterson
Owner: BZB Roseville
Location: The property is located approximately 260 feet southeast of the intersection of Robbins Road and Elk Grove Florin Road, in the Vineyard community.
Request:
 1. A **Conditional Use Permit** to allow a drive-through coffee shop with amplified sound on a vacant half-acre lot zoned Light Commercial (LC) within 300 feet of a residential 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. [PLNP2022-00144 Chandon 13 \(CZB, SDP, DRS\).](#)
APN: 066-0100-006-0000
Applicant: Rick Langdon
Owner: Shizao Zheng
Location: The property is located south of Florin Road and 0.6 miles east of Bradshaw Road in the Vineyard community.
Request:

1. A **Specific Plan Amendment** to:
 - Change the land use designation for 41 acres from 34.5 acres of Single Family Residential 1-3 (SFR 1-3) and 6.5 acres of Park to 32.0 acres of SFR 3-5 and 9.0 acres of Park.
 - Alter the alignment of 9th street changing from a curved roadway alignment to a straight roadway alignment for more efficient use of the land resulting in more park land.
2. A **Rezone** of 41 acres from Agricultural-20 (A-20) to Residential Density-5 (RD-5).
3. A **Tentative Subdivision Map** to divide 41 acres into 174 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: [Christopher Alberts, Associate Planner](#)

4. Control No. [PLNP2022-00307 McNie and Fransinetti Fence \(SPZ-DRS\).](#)
APN: 051-0063-001, 051-0063-002
Applicant/Owner: Natalia Rudey
Location: The property is located at 7250 Fransinetti Road, at the southwestern corner of the intersection of McNie Avenue and Fransinetti Road in the south Sacramento community.
Request:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Fencing within 200 feet of the Florin Historic Village Center (Old Florin Town SPA [OFT] Section 610-129.a.2): No cyclone fencing is permitted within 200 feet of the Historic Village Center. Acceptable fencing materials include brick, wood, stone, and wrought iron. All fencing facing the Historic Core, within 500' shall include a landscape buffer 6 feet in width with irrigation

and containing planting material that will hide the fencing. The proposed project is located approximately 17 feet from the Historic Core and provides a 7 foot tall solid metal fence facing the historic core.

- Sidewalks (OFT Section 610-129.d): All industrial projects in the OFT SPA with boundaries contiguous to a road or street shall provide sidewalks per Sacramento County Street standards in addition to landscape requirements. As proposed, the project does not provide sidewalks.
 - Minimum Front and Side Street Yard Setbacks (Sacramento County Zoning Code [SZC] Section): The standard for front and side street yard setbacks is 56 feet. The project as proposed provides a 9.5 foot minimum setback on Fransinetti Road and a 10 foot minimum setback along McNie Avenue.
 - Screen Fences (SZC Section 5.2.5.D.5.a): Outdoor storage of equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, or masonry wall. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in the code. The project as proposed provides screen fencing and proposed vehicle storage area within 10 feet of the front property line, within the 56 foot required setback.
 - Parking Lot Landscaping (SZC Section 5.2.4.F, Table 5.2): The standard for parking lot landscaping includes a minimum of six foot tall and 40 square foot planters, landscape islands placed every 8 stalls, end aisle planters with a minimum of 8 feet in width, and a minimum 50 percent parking lot shading. The project as proposed does not provide any parking lot landscaping.
2. An **Exception** to County improvement standards pursuant to Section 22.110.025 of the Sacramento County Code.
- A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

5. Control No. [PLNP2022-00094 California Commissary & Kitchen \(UPZ-SPZ-DRS\).](#)

APN: 050-0010-032-0000

Applicant: Raul H. Soto

Owner Antonio Angulo Zavala

Location: The property is located at 4800 Florin Road, located 400 feet east of the intersection of Florin Road and east parkway, in the south Sacramento community.

Request:

1. A **Use Permit** to allow for the storage of eighteen (18) food trucks at a food truck commissary, in the Light Commercial (LC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Minimum Interior Side and Rear Yard- Abutting Freeway or Scenic Corridor (Section 5.5.2.A., Table 5.13): If the rear yard or interior side yard abuts a freeway or scenic corridor, a minimum 15-foot rear or interior side yard setback shall be provided. The entire 15-foot setback shall be landscaped. As proposed, the 15' setback will not be landscaped, as the setback will be used as parking stalls for food trucks.
- Minimum Interior Side Yard and Rear Yard, Adjacent to Single-Family Residential Use (Section 5.5.2.A., Table 5.13): The requirement is 25 feet (for one-story). As proposed, the new truck wash area is 22'-2" from the rear/side that is adjacent to single-family residential use.
- Landscape Screening Along Interior Property Lines (section 5.2.4.B.3.b): A minimum seven (7) foot wide continuous landscaped planter area shall be required for Institutional, Commercial, or Industrial uses when along property lines shared with any Residential zone. Currently, no landscape planter is proposed.

Trash and Recycling Enclosures (Section 5.5.2, Table 5.13): The requirement is to locate trash enclosures 25

feet from residentially zoned property, or property used for residential purposes. As proposed, the new trash enclosure

- will be located 16'-11" from a residential zoned property.
- Commercial and Industrial Fences - Adjacent to Residential and Agricultural-Residential Zones (Section 5.2.5.D.2): 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. As proposed, a seven-foot-tall chain-link with screening is proposed.

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