



AGENDA

July 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

+1 669 254 5252, +1 669 216 1590

Conference ID#:161 616 2073

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Riley Sholes, Kimber Gutierrez

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00027 Winding Ranch \(CZB-SDP-UPB-SPP-DRS\).](#)
APN: 245-0011-012, -018, -020, and -021
Applicant/Owner: Pappas Investments
Location: The property is located at 4626 and 4450 Manzanita Way, and 5900 Winding Way, located on the Southeast corner of the Winding Way and Manzanita Avenue intersection, in the Carmichael/ Old Foothill Farms community. Applicant: Pappas Investments.
Request:
1. A **Community Plan Amendment** of approximately 8.8 acres of Shopping Center (SC) and approximately 2.7 acres of Light Commercial (LC) to a total of 11.5 acres of Residential, 10 dwelling units per acre (RD-10).
 2. A **Rezone** of approximately 8.8 acres of Shopping Center (SC) and approximately 2.7 acres of Light Commercial (LC) to a total of 11.5 acres of Residential, 10 dwelling units per acre (RD-10).
 3. A **Tentative Subdivision Map** to divide approximately 24.8 gross acres into 80 single-family residential parcels, six commercial parcels, a high-density residential parcel (Lot A), a detention basin (Lot B), three landscape lots (Lots C, D, F), an emergency vehicle access lot (Lot E) and two private streets in the SC, RD-10, and RD-40 zoning districts.

4. A **Use Permit** to allow the following:
 - An automobile service station in the SC zoning district.
 - A neighborhood convenience store less than 500 feet from a residential zoning district and with extended hours (24 hours a day, seven days a week) in the SC zoning district.
 - A drive-through with amplified sound in the SC zoning district located less than 300 feet from a residential zoning district; and
 - A pump island canopy to exceed the 2 ½ foot roof structure height above the design clearance height to three feet.
5. A **Special Development Permit** to allow for the following deviations:
 - Car Wash Standards (Zoning Code Section 3.7.9.1.2.b): Tunnels shall be designed so that dryers are located at least 10 feet from exits. As proposed, the dryers are located 3'-10" from the exit.
 - Landscape Screening (Zoning Code Section 5.2.4.B.4): A 5-foot-wide landscape planter shall be installed around the perimeter of trash enclosures. The trash enclosures on the proposed commercial properties currently do not meet this requirement.
 - Landscape Aisles (Zoning Code Section 5.2.4.F, Table 5.2): Landscaped areas at the end of aisles are required and shall be a minimum of eight feet in width, excluding curbing. One location between P2 & P3 at the trash enclosure not meeting standard.
 - Public Street Frontage (Zoning Code Section 5.4.2.B, Table 5.7.A): Up to two lots maybe served by a private drive without meeting the public street frontage requirement. Lots 48 – 52 are proposed to be served by the private drive.
 - Single Family Detached Minimum Front Yard (Zoning Code Section 5.2.4.C, Table 5.7.C): 20 feet without a PUPF. A 12.5-foot minimum front yard setback is proposed.
 - Single Family Detached Minimum Interior Side Yard (Zoning Code Section 5.2.4.C, Table 5.7.C): 5 feet (1 – 2 story). A 3-foot minimum interior side yard setback is proposed.
 - Single Family Detached Minimum Rear Yard (Zoning Code Section 5.2.4.C, Table 5.7.C): Lot depths less than or equal to 125 feet: 20 percent of the average

lot depth. The average lot depth is 75 feet thus requiring a 15-foot rear yard setback. A 10-foot minimum rear yard setback is proposed.

- Driveways (Zoning Code Section 5.9.3.F): Driveways must be a minimum of 19 feet in length. However, when a carport or garage opens onto a side street yard, the driveway length shall be a minimum of 20 feet. Driveways are proposed to be 18 feet in length.
 - On-site Signs, Primary Automotive Service Stations (Zoning Code Section 5.10.5.A): The total area of all signs on an automobile service station site shall not exceed 125 square feet. As proposed, the service station will have 245.15 square feet of sign area.
 - Nondirectory Pole Signs, Primary Automotive Service Stations (Zoning Code Section 5.10.5.A): The total area of all freestanding signs shall not exceed 36 square feet, except that where price signs are included on the freestanding signs, the total area shall not exceed 52 square feet. Two freestanding signs are proposed at 43.33 square feet each. The total area of both freestanding signs is 86.66 square feet.
 - Masonry Walls (Zoning Code Section 5.2.5.A.3): Long spans of masonry walls or fences shall provide breaks for pedestrian connections at least every 300 feet. The property line shared between the proposed commercial and residential uses will contain a masonry wall that spans approximately 1,137 feet. One break is proposed approximately 566 feet from Winding Way.
6. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner:

[Kimber Gutierrez, Senior Planner](#)

2. Control No. [PLNP2023-00004 Early Times Wireless Communications Facility \(UPZ-DRS\).](#)

APN: 126-0300-055-0000

Applicant: Assurance Reality obo Vertical Bridge

Owner: Suzanne Schell

Location: The property is located at 12415 Fig Road approximately 4,000 feet Northwest of Dillard Road, in the Cosumnes community.

Request:

1. A **Conditional Use Permit** to allow to allow a new 130-foot-tall monopole wireless communication facility.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Riley Sholes, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF