



AGENDA

July 14, 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#:56937816

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Irving Huerta, Kristina Grabow

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2022-00084 5800 Madison Avenue AT&T Cell Site CVL05839 \(UPZ-SPZ-DRS\).](#)
- APN:** 230-0072-022-0000
- Applicant:** New Cingular Wireless PCS, LLC dba AT&T Mobility
- Owner:** Vonnex Madison LLC
- Location:** The property is located at 5800 Madison Ave, approximately 500 Feet from the intersection of Madison Ave and Manzanita Ave, in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Use Permit** for a new Wireless Communication Facility (WCF) tower on a 3.64 acre parcel in the Light Commercial (LC) zone.
 2. A **Special Development Permit** to allow a Wireless Communication Facility (WCF) tower to deviate from the minimum separation from Group 1 zoning, and required screen fencing.
 - Group 1 Minimum Separation (Section 3.6.7.A., Table 3.6.2): The minimum separation requirement from Group 1 property is three times height of tower. As proposed, the tower is 43 feet in height, meaning the minimum required separation from Group 1 property is

129 feet. The tower is 71.5 feet from a Group 1 Zone Property (RD-20).

- Screen Fencing (Section 3.6.7.A., Table 3.6.2; Section 5.2.5.D.5.a): Screening – All: Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. A 6' tall iron fence to match an existing antenna on-site tower iron fencing is proposed.

3. A **Design Review** to comply with the Countywide Design Guidelines.

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

2. Control No. [PLNP2021-00259 Sandale Tentative Map \(PMR-SPZ-DRS\).](#)

APN: 115-1950-021-0000

Applicant/Owner: Sandale LLC

Location: The property is located at 8160 Stevenson Avenue, approximately 650 feet East of the intersection of Power Inn Road and Stevenson Avenue, in the South Sacramento community.

- Request:**
1. A **Tentative Parcel Map** to divide an existing 0.55 acres parcel into three new parcels in the Residential 5 (RD-5) zoning district.
 2. A **Special Development Permit** for a private drive to be served by more than two parcels.
 - Minimum Corner Lot Width and/or Corner Lot Street Frontage Width (with public water and sewerage) feet [8][9] (Section 5.4.2, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the private drive will serve three parcels.
 3. A **Design Review** to comply with the Countywide Design Guidelines.

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

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| 3. Control No. | PLNP2022-00131 Country Club Centre Tentative Parcel Map (PMR-DRS). |
| APN: | 279-0040-027, 028, 029 and 030 |
| Applicant: | Surveyor Group, Inc. |
| Owner: | Country Club Centre Commercial Group |
| Location: | The property is located at the Southwest Corner of El Camino Avenue and Watt Avenue, in the Arden-Arcade community. |
| Request: | <ol style="list-style-type: none"> 1. A Tentative Parcel Map to divide four existing lots into seven new parcels in the Shopping Center (SC) zoning district. 2. A Design Review to comply with the Countywide Design Guidelines. |
| Lead Planner: | Kristi Grabow, Associate Planner |

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