



# AGENDA

**August 8, 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](mailto:PerraultC@sacounty.gov)**

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Austin Chan; Cristian Baltazar; Emma Carrico; Riley Sholes

### **A. REVIEW OF PENDING PROJECTS**

- 1. Control No.** [PLNP2023-00251 Gerber South Subdivision \(CZB-SDP-SPP-DRS\)](#).
- APN/Owner:** 121-0010-007 through -011
- Applicant:** CDB Gerber LLC
- Location:** The property is located at 9132, 9168, and 9188 Gerber Road and 7767 and 7769 Florencia Lane in the Vineyard community.
- Request:**
1. A **Community Plan Amendment** from 77.6 acres of Residential 3-5 (RD 3-5) to 58.1 acres of Residential 5-7 (RD 5-7), 13 acres of Residential 7-12 (RD 7-12), and 6.5 acres of Open Space (OS). The Community Plan Amendment includes exceptions to several design standards including:
    - An attached sidewalk for 115 feet on A Drive along the frontage of the non-participating Guthmiller property, where the Florin-Vineyard Community Plan's Parkway II street section requires a separated sidewalk.

- A four-foot attached sidewalk at all cul-de-sac and elbow intersection bulbs.
  - A 10-foot attached sidewalk for 80 feet on B Drive along the frontage of Lot D, where the Florin-Vineyard Community Plan's minor residential street section requires a 5-foot foot attached sidewalk.
2. A **Rezone** from 77.6 acres of Agricultural Residential-10 (AR-10) to 58.1 acres of Residential-7 (RD-7), 13 acres of Residential-10 (RD-10), and 6.5 acres of Open Space (O).
  3. A **Large Lot Tentative Subdivision Map** to create 15 large lot parcels for the purposes of phasing and financing.
  4. A **Small Lot Tentative Subdivision Map** to create 383 single-family residential lots, one 10-acre school site, one 5.3-acre park site, three drainage lots, five low impact development (LID) lots, and three landscape lots. The Tentative Subdivision Map includes the abandonment of several easements including:
    - The onsite portion of a 40-foot Public Road and Utility Easement per 20070912 O.R. 0997.
    - The onsite portion of a 40-foot Public Road and Utility Easement per 20070412 O.R. 0346.
    - The onsite portion of a 40-foot Public Road and Utility Easement per 200707712 O.R. 1055
    - The onsite portion of a SMUD Utility Easement per 4554 O.R. 86.
    - The entirety of a 30-foot Drainage Easement per 5377 O.R. 226.
  5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Minimum Lot Area (SZC Section 5.4.2.B, Table 5.7.A):
    - Interior lots in the RD-10 zone require a minimum lot area of 3,000 square feet. As proposed, RD-10

interior lots would have a minimum lot area of 2,700 square feet.

- Corner lots in the RD-10 zone require a minimum lot area of 3,200 square feet. As proposed, RD-10 corner lots would have a minimum lot area of 3,150 square feet.
- Minimum Front Yard (SZC Section 5.4.2.B, Table 5.7.C):
  - Single-family detached residences require a minimum front yard setback of 24 feet. As proposed, RD-10 lots would have a minimum front yard setback of 18 feet for living areas and 14 feet for porches.
  - Single-family detached residences require a minimum front yard setback of 24 feet. As proposed, RD-7 lots would have a minimum front yard setback of 19 feet for living areas, 16.5 feet for porches, and 22 feet for garages for lots with automatic roll-up garage doors.
- Minimum Street Side Yard (SZC Section 5.4.2.B, Table 5.7.C):
  - Single-family detached residences require a minimum side street yard setback of 16.5 feet. As proposed, RD-10 lots would have a side street yard setback of 14 feet.
- Minimum Rear Yard (SZC Section 5.4.2.B, Table 5.7.C):
  - Single-family detached residences require a minimum rear yard setback of 20 percent of the average lot depth. As proposed, RD-10 lots would have a rear yard setback of 5 feet.
  - Single-family detached residences require a minimum rear yard setback of 20 percent of the average lot depth. As proposed, RD-7 lots would have a rear yard setback of 15 feet for living areas and 5 feet for attached porches.

6. A **Design Review** to determine substantial compliance with the Florin Vineyard Community Plan

**Lead Planner:** [Emma Carrico, Associate Planner](#)

- 2. Control No.** [PLNP2024-00082 7908 Hazel Ave WCF \(UPP-SPP-DRS\).](#)  
**APN:** 227-0020-043-0000  
**Applicant:** Epic Wireless Tower Group  
**Owner:** Kathryn and Jason Hartshorn  
**Location:** The property is located at 7908 Hazel Avenue, Approximately 490 feet south of the intersection of Cherry Avenue and Hazel Avenue, in the Orangevale community.
- Request:**
1. A **Conditional Use Permit** to allow a new wireless communication facility (WCF) in the Agricultural Residential 2 (AR-2) zoning district.
  2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Maximum Height (Section 3.6.7.A, Table 3.6.2): Maximum height allowed for a new Group 1 WCF is 55 feet. As proposed, the wireless communication tower would be 110 feet.
    - Separation- Group 1 Zone Property- Minimum: Three times height of tower at 110 feet, a 330-foot separation is needed. As proposed the WCF would be 125 feet from a residential zoned property (AR-2) to the south and east. As well as 204 feet from residential zoned property to the north.
  3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Lead Planner:** [Cristian Baltazar, Associate Planner](#)

**3. Control No.** [PLNP2024-00050 FLITE U.S. Bank Drive-Thru Sacramento \(SPZ-DRS\).](#)

**APN:** 065-0080-123-0000

**Applicant:** FLITE Banking Centers, LLC

**Owner:** Walmart Real Estate

**Location:** The property is located at 8915 Gerber Road in the Vineyard community.

**Request:**

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Drive Through Reservoir Space (Section 3.9.3.V): Nonfood and non-beverage businesses may reduce the stacking space to a minimum of 60 feet. As proposed, the stacking space is 34 feet.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guide0lines).

**Lead Planner:** [Austin Chan, Assistant Planner](#)

**4. Control No.** [DRCP2023-00035 5321 Arnold Avenue \(DRS-minor\)](#)

**APN:** 215-0310-073-0000

**Applicant/Owner:** SBM Management

**Location:** The property is located within the McClellan Park SPA at 5321 Arnold Avenue, in the North Highlands community.

**Request:** A **Major Design Review** To Determine A Remodel Of An Existing Building In The McClellan Park Historical District Substantially Compliant With The *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**Lead Planner:** [Riley Sholes, Assistant 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>