



AGENDA

August 11, 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, David Oulrey, Desirae Fox,
Emma Patten, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00164 Crestview Village Tentative Parcel Map](#)
- APN:** 236-0070-015, 016
- Applicant/Owner:** Ethan Conrad
- Location:** The property is located at 4708 Manzanita Avenue in the Carmichael/ Old Foothill Farms community
- Request:**
1. A **Tentative Parcel Map** to divide two parcels totaling 16.97 acres into 4 parcels in the Shopping Center (SC) zoning district.
 2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [David Oulrey, AICP Associate Planner](#)

2. Control No. [PLNP2022-00117 Gutierrez Rezone & Tentative Parcel Map \(CZB-PMR-DRS\)](#)
APN: 136-0220-010-0000
Applicant/Owner: Salomon & Ernestina Gutierrez
Location: The property is located at 11976 Walmort Road, in the Southeast Area community
Request:
1. A **Rezone** of a 20-acre lot from AG-20 to AR-5
2. A **Community Plan Amendment** from AR-10 to AR-5
3. A **Tentative Parcel Map** to divide the one 20-acre lot into four 5-acre parcels
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines*.
Lead Planner: [Nate Doberneck, Associate Planner](#)

3. Control No. [PLNP2022-00028 Chick-Fil-A Use Permit Amendment.](#)
APN: 278-0270-033-0000
Applicant: Chick-Fil-A Inc C/o Go2Permitting, LLC
Owner: Fat Family Restaurant Group
Location: The property is located at 2101 Alta Arden expressway, approximately 630 Feet east of Ethan Way in the Arden Arcade community.
Request:
1. A **Conditional Use Permit Amendment** to add approximately 580 square feet of interior space to an existing 4,237 square foot restaurant facility with drive through capabilities. Additionally, the project request to add a second drive-thru lane to the existing single lane drive thru.
2. A **Special Development Permit** to allow deviations from the following standards:
a. Drive Thru Lane Width (Section 3.9.3.v.1.g): Drive Thru lanes are required to be a minimum of 12 feet wide. The project proposes two drive thru lanes that are 11-feet wide.
b. Landscape Screening Adjacent to Residential (Section 5.2.4.B.3): For all uses except agricultural and single-family uses, a minimum seven (7) foot wide continuous landscaped planter area shall be provided adjacent to the interior property lines of all adjoining parcels zoned for residential or agricultural- residential purposes. Landscaping shall consist of screen

trees approved by Planning and Environmental Review, spaced 30 feet on center, in combination with other plant materials to provide a dense visual screen. The project will remove the current seven-foot landscape planter and associated landscape trees along the western property line.

3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Desirae Fox, Associate Planner](#)

4. Control No. [PLNP2022-00133 Wildhawk North Special Development Permit \(SPZ-DRS\)](#).

APN: Varies

Applicant/Owner: Taylor Morrison of California, LLC

Location: The property is located east of Bradshaw Road and south of Gerber Road in the Vineyard community.

Request: 1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- a. Rear Yard Setback (Vineyard Springs Comprehensive Plan Chapter 5, Table 5.3 and Table 5.4): The minimum rear yard setbacks for a primary residence is 15 feet in the RD-5, RD-7, and RD-10 zones.

- b. As proposed, rear yard setbacks for covered patios in the Wildhawk Unit 9 subdivision (RD-10), the RD-7 portion of the Wildhawk 10 subdivision, and the Wildhawk Unit 12 subdivision (RD-7) will be ten feet.

- c. As proposed, rear yard setbacks for covered patios in the RD-5 portion of the Wildhawk 10 subdivision where Preliminary House Plan 13 is proposed will be six feet.

2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Emma Patten, Associate Planner](#)

5. **Control No.** [PLNP2022-00121 MAP Lot 33 TPM at Badiee Drive.](#)

APN: 201-1020-033-0000

Applicant: John Buckel

Owner: Benham Badiee

Location: The property is designated in Metro Air Park District 4, within the Natomas community.

Request:

1. A **Tentative Parcel Map** to split one 27.47-acre lot into two new lots, Lot 1 (6.0-ac gross / 5.7-ac net) and Lot 2 (21.5-ac gross / 19.7-ac net).
2. A **Design Review** to determine substantial compliance with the *Metro Air Park Design Guidelines*, and, the *Sacramento County Countywide Design Guidelines*.

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

6. **Control No.** [PLNP2022-00127 11315 South Bridge Street Cell Site \(UPZ-SPZ-DRS\).](#)

APN: 069-0010-085-0000

Applicant: Matt Huffy

Owner: Rick Hirsch

Location: The property is located at 11315 South Bridge street, within the Citrus road SPA, in the Cordova community.

Request:

1. A **Conditional Use Permit** (UPZ) by the Zoning Administrator to authorize a new 75-ft monopole wireless communications facility processed as a WCF Group 2 category per SZC § 3.6.7.A.
2. A **Special Development Permit** to deviate from the WCF Group 2 height limit of 65-ft per SZC Table 3.6.2 by an additional 10-ft, and allow for a 75-ft tall monopole, pursuant to SZC § 6.4.6.H.5.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

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