



AGENDA

August 24, 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#: 160 543 3223

For Assistance Contact Cathy Perrault at PerraultC@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Emma Patten, Irving Huerta, Leanne Mueller

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00136 7975 Orange Avenue Tentative Parcel Map \(PMR-SPZ-DRS\)](#).
- APN:** 244-0082-011-0000
- Applicant:** Surveyor Group, Inc.
- Owner:** HR Brozo Inc.
- Location:** The property is located at 7975 Orange Avenue, approximately 570 feet East of the intersection of Orange Avenue and Sunrise Boulevard, in the Fair Oaks community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.71-acre parcel into three new lots in the Residential 5 (RD-5) zoning district.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Interior Side Yard (Section 5.4.2.C, Table 5.7.C.): The minimum setback is five feet for one-story dwelling units. As proposed, the existing one-story single family dwelling unit on Parcel 1, is within the five-foot required interior side setback.

- Minimum Rear Yard (Section 5.4.2.C, Table 5.7.C.): Lot depths greater than 125' require a 25' setback. As proposed, the lot depth for Parcel 1 is greater than 125', therefore the minimum setback is 25'. As a result, the existing single family dwelling unit on Parcel 1, is within the 25' required rear setback.
 - Front Yard for Residential Accessory Structures (Section 5.4.5.A, Table 5.10.A): The required setback is 20'. An existing carport on Parcel 1 is located within the required front yard setback for residential accessory structures.
 - Interior Side and Rear Yard for Residential Accessory Structures (Section 5.4.5.A, Table 5.10.A): The required setback is 3'. An existing carport on Parcel 1 is located within the required interior side yard setback for residential accessory structures.
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. [PLNP2019-00028 Stockton & Gerber 76 Service Station \(UPB-SPP-DRS\).](#)

APN: 051-0180-021-0000

Applicant: Mel Higginbotham

Owner: Imperial Real Estate, LLC

Location: The property is located at 7599 Stockton Boulevard in the South Sacramento community.

Request:

1. A **Use Permit** to allow a service station and convenience store with 24-hour operations and an incidental car wash on 0.85 acres in the Light Commercial (LC) zone.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:
 - Minimum Front Yard and Side Street Building Setback (Section 5.5.2.A, Table 5.13): The required setback is 50 feet from the back of sidewalk. As proposed, at its narrowest the convenience store is setback 12.5 feet from the back of sidewalk.
 - Minimum Interior Side Yard Building Setback, Adjacent to Multifamily Residential Use (Section 5.5.2.A, Table 5.13): The required setback is 20 feet. As proposed, the car wash building is setback seven feet from the northern property line.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

- 3. Control No.** [PLNP2022-00088 Hazel Ridge \(CZB-SDP-SPP-DRS\).](#)
- APN:** 223-0012-060, -061, and -053
- Applicant/Owner:** JEL Development Inc.
- Location:** The property is located at 6416, 6420, And 6422 Hazel Avenue, approximately 1,400 feet North of Greenback Lane and East of Myhren Way, in the Orangevale community.
- Request:**
1. A **Community Plan Amendment** of approximately 4.63 gross acres from the existing RD-5 land use designation to the proposed RD-10 land use designation.
 2. A **Rezone** of approximately 4.63 gross acres from the existing RD-5 zoning district to the proposed RD-10 zoning district.
 3. A **Tentative Subdivision Map** to divide 4.63 gross acres into 23 single-family residential lots and 12 halfplex lots in the RD-10 zoning district.
 4. A **Conditional Use Permit** to allow more than ten halfplex lots, for a total of 12, in the RD-10 zoning district.
 5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Corner Lot Area – Halfplex (Section 5.4.2.B, Table 5.7.A): The minimum corner lot area for a halfplex is 7,000 square feet. As proposed, all six halfplex lots are less than 7,000 square feet.
 - Minimum Corner Lot Width – Halfplex (Section 5.4.2.B, Table 5.7.A): The minimum corner lot width for a halfplex is 70 feet. As proposed, all six halfplex lots are less than 70 feet wide.
 - Public Street Frontage (Section 5.4.2.B, 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 29-lot subdivision would be served by a private street network.
 - Minimum Front Yard (Section 5.4.2.C, Table 5.7.C): The minimum front yard setback is 20 feet. As proposed, all homes provide a 12.5-foot front yard setback.
 - Minimum Rear Yard (Section 5.4.2.C, Table 5.7.C): The minimum rear yard setback for lot depths less than or equal to 125 feet is 20

percent of the average lot depth. As proposed, the single-family dwellings and halfplex lots will not be providing the minimum rear yard requirement.

- Driveways (Section 5.9.3.F.2.e): 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.

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

Lead Planner: [Leanne Mueller, Senior Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF