



AGENDA

August 25, 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#: 25145605

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, Irving Huerta,
Cristian Baltazar

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00101 4969 Shell Street \(PMR-DRS\).](#)
APN: 228-0242-007-0000
Applicant: C.N.A Engineering Inc.
Owner: Blu Oak Properties 2 LP
Location: The property is located at 4969 Shell street, approximately 270-feet north of Jonka avenue in the North Highlands community.
Request:
1. A **Tentative Parcel Map** to divide a 0.34-acre parcel into two residential lots in the Residential Density – 10 (RD-10) zoning district. The parcel map will result in the following parcel sizes:
 - Parcel 1 – 7,430 square feet (net)
 - Parcel 2 – 7,580 square feet (gross)2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Cristian Baltazar, Assistant Planner](#)

2. Control No. [PLNP2022-00003 5025 North Avenue Tentative Parcel Map.](#)

APN: 256-0223-015-0000

Applicant: JTS Engineering Consultants, Inc.

Owner: Sanchez Consulting

Location: The property is located at 5025 north avenue, Approximately 365 feet east of Walnut avenue, in the Carmichael/ Old Foothill Farms community.

Request:

1. A **Tentative Parcel Map** to divide a 0.89-acre parcel into four parcels in the Residential Density – 4 (RD-4) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No. [PLNP2020-00237 River Oak Center for Children Parking Lot.](#)

APN: 230-0053-035-0000

Applicant: River Oak Center for Children

Owner: Cartwright Nor Cal Engineering

Location: The property is located at 5420 Laurel Hills drive, on the south side of Laurel Hills drive and approximately 370 feet west of the Laurel Hills drive and Garfield avenue intersection, in the Carmichael community.

Request:

1. A **Use Permit Amendment** to allow a new parking lot with 27 spaces for an existing congregate care facility.
2. A **Special Development Permit** to allow deviations from the following standards:
 - Frontage Landscaping (Section 5.2.4.B.2.a.i): A planter at least 25 feet wide in the BP zone excluding curbing, shall be provided between the edge of parking areas and street right-of-way where sidewalks are attached.
3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

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

4. Control No. [PLNP2021-00286 Arden Hills Estates.](#)
APN: 289-0140-017-0000
Applicant: JTS Engineering Consultants, Inc.
Owner: Favero Family Arden Hills LP
Location: The property is located at 1220 Arden Hills Lane, located on the west side of Mission Avenue and approximately 250 feet north of Fair Oaks Boulevard in the Arden Arcade community.
Request:

1. A **Community Plan Amendment and Rezone** from RD-2 (Single-Family Residential, 2 units per acre) to RD-4 (Single-Family Residential, 4 units per acre) on approximately 8.87 acres.
2. A **Tentative Subdivision Map** to divide the 8.87 acre parcel into 33 single-family residential lots.
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standard:
 - 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 33-lot subdivision would be served by a public street.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines*.

Lead Planner: [David Oulrey, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF

