



AGENDA

**August 28, 2025
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#: 161 031 9474

Passcode: 698755

For Assistance Contact Cathy Perrault at perraultc@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Austin Chan, Irving Huerta, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2025-00089 6645 Lone Tree Road WCF \(UPZ-SPZ-DRS\)](#)
- APN:** 201-1020-144
- Applicant:** 51 Wireless, LLC c/o AT&T Mobility
- Owner:** Guardian Yards 1 Metro Airpark LLC
- Location:** This property is located at 6645 Lone Tree Road in the Natomas community.
- Request:**
1. A **Use Permit** to allow a 100-foot-tall Wireless Communication Facility (WCF) in the Metro Air Park Special Planning Area (SPA) in the District 1 SPA Subarea.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Separation from Group 1 Zoned Properties (Section 3.6.7, Table 3.6.2): The minimum required separation from Group 1 zoned properties is three times the height of the tower, which in this case is 300 feet. As proposed, the tower is 33 feet from the

southern property line and 267 feet from the western property line.

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

Lead Planner:

[Austin Chan, Associate Planner](#)

2. Control No.

[PLNP2025-00059 5207 Madison Ave WCF \(UPZ-SPZ-DRS\)](#)

APN:

230-0052-012-0000

Applicants:

Assurance Development and VB BTS II, LLC

Owner:

Fiftyseven Madison, LLC

Location:

This property is located at 5207 Madison Avenue, approximately 680 feet east of the intersection of Madison Avenue and Auburn Boulevard, in the Foothill Farms community.

Request:

1. A **Use Permit** to allow a new monopine wireless communication facility (WCF) in the Light Commercial (LC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Height – Maximum (Section 3.6., Table 3.6.2): The maximum new tower height is 65 feet. As proposed, the new WCF will be 80 feet.
 - Separation – Interior Property Boundaries (Section 3.6.7, Table 3.6.2): The minimum separation requirement for WCFs and equipment from interior property boundaries is 25-feet. As proposed, the new WCF will be 15'-1" from the eastern property line, and the enclosure is on the northern and eastern property lines with no setback.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No. [PLNP2025-00067 Rising South Point Parcel Map \(PMR-DRS\)](#)

APN: 039-0300-024

Owner: Rising South Point Owners, LLC

Location: This property is located on the west side of 44th Street approximately 1,100 ft south of 47th Avenue, in the South Sacramento community.

Request:

1. A **Tentative Parcel Map** to allow subdivision of an existing 3.83 acre parcel developed with an industrial office complex under Zoning Agreement 1989-0879 into three new parcels.
2. 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