



AGENDA

**September 11, 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

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Conference ID#:161 031 9474

Passcode: 698755

For Assistance Contact Cathy Perrault at perraultc@sacounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Israel Villalobos, Emma Carrico

A. REVIEW OF PENDING PROJECTS

- | | |
|-----------------------|--|
| 1. Control No. | <u>PLNP2024-00150 Manzanita Ave Habit Burger (UPZ-SPZ-DRS)</u> |
| APN: | 236-0070-021-0000 |
| Applicant: | Clark Commercial Development, Inc. |
| Owner: | Ethan Conrad Properties |
| Location: | This property is located at 4750 Manzanita Avenue, 880 feet north of the intersection of Manzanita Avenue and Winding Way, in the Carmichael community. |
| Request: | <ol style="list-style-type: none">1. A Use Permit to allow a drive-through restaurant with amplified sound within 300 feet of residential zoning in the Fair Oaks Blvd Central Special Planning Area (SPA), and the Shopping Center (SC) zoning district.2. A Special Development Permit to allow the proposed project to deviate from the following development standards:<ul style="list-style-type: none">• Landscape Standard (Section 3.9.3.V.1.f): When a drive-through lane is adjacent to a public right-of-way, a minimum of 25 feet of landscaping shall be provided between the drive-through lane and right-of-way as |

measured from the back of sidewalk. As proposed, the project would have 22.5 feet of landscaping between drive-through lane and right of way.

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

Lead Planner: [Israel Villalobos, Assistant Planner](#)

2. Control No. [PLNP2025-00058 Westfold I \(CZB-SDP-SPP-DRS\)](#)

APN: 121-0010-015, -029, and -030

Applicant/Owner: KCB Land LLC

Location: This property is located at the terminus of Florencia Lane approximately 800 feet south of the intersection of Florencia Lane and Gerber Road in the Vineyard community.

Request:

1. A **Community Plan Amendment** to the Florin Vineyard Community Plan from 18.3 acres of Residential 2-3 (RD 2-3) and 12.8 acres of Residential 3-5 (RD 3-5) to 1.8 acres of RD 3-5, 14.1 acres of Residential 5-7 (RD 5-7), 7.8 acres of Residential 7-12 (RD 7-12), and 7.4 acres of Recreation (O).
2. A **Rezone** from 31.1 acres of Agricultural Residential-10 (AR-10) to 1.8 acres of Residential-5 (RD-5), 14.1 acres of Residential-7 (RD-7), 7.8 acres of Residential-10 (RD-10), and 7.4 acres of Recreation (O).
3. A **Large Lot Tentative Subdivision Map** to create four large lots for phasing and financing.
4. A **Small Lot Tentative Subdivision Map** to create 167 single-family residential lots, 1 park lot, 2 greenway lots, and 1 LID lot. The Tentative Subdivision Map also includes the abandonment of the onsite portion of a 30-foot Right of Way per 73-03-29 O.R. 304.

5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - a. Minimum Front Yard (SZC Section 5.4.2.B, Table 5.7.C):
 - i. Single-family detached residences require a minimum front yard setback of 24 feet. As proposed, all lots would have a minimum front yard setback of 18 feet for living areas, 15 feet for porches, and 22 feet for garages.
 - b. Minimum Street Side Yard (SZC Section 5.4.2.B, Table 5.7.C):
 - i. Single-family detached residences require a minimum side street yard setback of 16.5 feet. As proposed, all lots would have a side street yard setback of 15 feet.
 - c. Minimum Rear Yard (SZC Section 5.4.2.B, Table 5.7.C):
 - i. Single-family detached residences require a minimum rear yard setback of 20 percent of the average lot depth. RD-7 lots would have a rear yard setback of 15 feet for living areas and 10 feet for attached porches and RD-10 lots would have a rear yard setback of 12 feet for living areas and 5 feet for attached porches.
6. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

3. Control No. [PLNP2022-00347 Landis Ave Tentative Parcel Map \(PMR-SPZ-DRS\)](#)

APN: 273-0311-014

Applicant/Owner: UllmanWorks LLC

Location: This property is located at 6036 Landis Avenue, approximately 900 feet east from Fair Oaks Boulevard, in the Carmichael/Old Foothill Farms community.

Request:

1. A **Tentative Parcel** to divide a 1.1 acre parcel into four parcels and a remainder in the Residential 5 (RD-5) zoning district.
2. 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, Footnote 8): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The applicant proposes three lots served by a private drive.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Israel Villalobos, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E.	OTHER BUSINESS
F.	REPORTS FROM STAFF