



# AGENDA

**September 12, 2024  
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#:160 245 9701**

**Passcode: 225064**

**For Assistance Contact Cathy Perrault at [PerraultC@saccounty.gov](mailto:PerraultC@saccounty.gov)**

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Cristian Baltazar, Irving Huerta, Emma Carrico, Nate Doberneck

### **A. REVIEW OF PENDING PROJECTS**

- |                       |  |
|-----------------------|--|
| <b>1. Control No.</b> | <a href="#">PLNP2024-00003 Calvine Chevron (ZOB-UPB-DRS).</a>  |
| <b>APN:</b>           | 115-0120-019-0000  |
| <b>Applicant:</b>     | Kurt Wagenknecht   |
| <b>Owner:</b>         | Baljit Singh   |
| <b>Location:</b>      | The property is located at 8881 Calvine Road, approximately 275 feet northwest of the intersection of Elk Grove Florin Road and Calvine Road, in the Vineyard community.   |
| <b>Request:</b>       | <ol style="list-style-type: none"><li>1. A <b>Zoning Ordinance Amendment</b> to modify the rezone conditions for the adopted Rezone Ordinance related to the proposed development plans.</li><li>2. A <b>Conditional Use Permit</b> to allow an automobile fueling station, convenience store, restaurant/retail building, and carwash on a 2.5-acre lot, zoned Light Commercial (LC).</li><li>3. A <b>Design Review</b> to determine substantial compliance with the <i>Sacramento County Countywide Design Guidelines</i> (Design Guidelines).</li></ol> |
| <b>Lead Planner:</b>  | <a href="#">Cristian Baltazar, Associate Planner</a>   |

**2. Control No.** [PLNP2024-00084 Park Road Estates \(PMR-DRS\).](#)  
**APN:** 240-0512-012-0000  
**Applicant:** Doug Ose  
**Owner:** OFP 2024-01 LLC  
**Location:** The property is located at 4107 Park Road, approximately 910 feet west of the intersection of interstate 80 and Auburn Boulevard, in the Carmichael/Old Foothill Farms community.  
**Request:**

1. A **Tentative Parcel Map** to divide a 4.85-acre parcel into four new parcels in the Residential 2 (RD-2) 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.** [PLNP2023-00290 Bar None Auctions \(GPB-CZB-UPP-SPP-DRS\).](#)  
**APN:** 063-0130-006, 063-0130-019, 063-0130-022  
**Applicant/Owner:** BNA Properties II, LLC  
**Location:** The property is located at 6190 Bradshaw Road in the Vineyard community.  
**Request:**

1. A **General Plan Amendment** to the Land Use Element, Land Use Diagram for the 25.89-acre northern parcel from the Agricultural Urban Reserve (URB RES) land use designation to the Intensive Industrial (INT IND) land use designation.
2. A **Community Plan Amendment** to the Vineyard Community Plan for the 25.89-acre northern parcel from the Industrial Reserve/Surface Mining Combining (IR(SM)) land use designation to the Light Industrial (M-1) land use designation.
3. A **Rezone** for the 25.89-acre northern parcel from the Interim-Agricultural Reserve/Surface Mining Combining (IR(SM)) zoning district to the Light Industrial (M-1) zoning district.
4. A **Use Permit** to allow a heavy equipment storage, sales, rental, service, and repair yard in the M-1 zone.
5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Fence Height (SCZ 5.2.5.B.6): Fences over seven feet in height may be permitted on interior property lines with a Special Development Permit. The applicant proposes an 8-foot solid concrete masonry wall along frontage property lines and adjacent to single-family residential and an 8-foot slatted chain link fence along interior property lines.
  - Outdoor Storage Screening (SCZ 5.2.5.D.5): Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot. The applicant proposes to locate the interior yard screening fencing outside of the buildable portion of the lot, on the interior property lines.
6. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

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

- 4. Control No.** [PLNP2023-00226 Robert Frost Park Wireless Communications Facility \(UPP-SPP-DRS\).](#)
- APN:** 220-0450-059-0000
- Applicant/Owner:** VP Asset Management
- Location:** The property is located at Robert Frost Park, near Robert Frost Way and Hillsdale Boulevard, in the North Highlands community.
- Request:**
1. A **Conditional Use Permit** to authorize a new 75-foot tall monopole wireless communications facility processed as a WCF Group 1 category per SZC § 3.6.7.A. The proposed cell tower would be a standard metal pole and antennae arrays, sheathed in a series of plastic false branches and faux foliage to resemble a pine tree.
  2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Wireless Communication Facility, Group 1 height limit (SZC § 3.6.7.A, Table 3.6.2): 55-foot maximum. The proposed 75-foot-tall cell tower would exceed the maximum allowable height by 20-feet (136% of maximum).
    - Wireless Communication Facility, separation from Residential zoning district. (SZC § 3.6.7.A, Table 3.6.2): three times the tower height. Thus, a 75-foot-tall cell tower has a minimum separation of  $3 \times 75\text{-feet} = 225\text{-feet}$ . The proposed cell tower would be 176-feet (78% of required) from the nearest residentially zoned property, which is 49-feet closer than allowed.
  3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).
- Lead Planner:** [Nate Doberneck, Associate Planner](#)

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