



# AGENDA

September 22, 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

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Conference ID#: 1616162073

For Assistance Contact Kim Reading at [ReadingK@saccounty.net](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Emma Patten, Kimber Gutierrez

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00191 Caselman South Estates.](#)
- APN:** 115-0091-017-0000
- Applicant:** Inna Miller of Beazer Homes Holdings, LLC.
- Location:** The property is located south of Caselman road and west of Elk Grove Florin road in The Vineyard community.
- Request:**
1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Front Yard Setback (Sacramento County Zoning Code Chapter 5, Table 5.7.B): The minimum front yard setbacks for a detached single-family residence is 20 feet. As proposed, front yard setbacks in the Caselman South Estates subdivision will be 13 feet. Garages will have a setback of 19 feet.
    - Rear Yard Setback (Sacramento County Zoning Code Chapter 5, Table 5.7.B): The minimum rear yard setback for a detached single-family residence is a minimum of 20% of the average lot depth. As proposed, rear yard setback for covered patios will be ten feet.

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

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

**2. Control No.** [PLNP2020-00145 New Residences at Del Norte.](#)

**APN:** 020-0291-017-0000

**Applicant:** JM Wells Design

**Owner:** Phuong Nam Tran

**Location:** The property is located on the west side of Del Norte boulevard, approximately 110 feet south of 20<sup>th</sup> avenue, in the south Sacramento community.

**Request:**

1. A **Use Permit** to allow a nine-unit multifamily project on an approximately 0.91-acre parcel in the Residential Density 10 (RD-10) zoning district.
2. A **Special Development Permit** to deviate from the following development standards:

- Interior Side and Rear Yards – Adjacent to or within Low Density Residential Zoning Districts (Section 5.4.3.C, Table 5.8.B): A 25-foot setback is required for the northern and southern property lines. The existing units along the north property line and the proposed units along the south property line are setback 10 feet.
- Garage Size (Section 5.9.3.F, Table 5.19): If garages are provided, a single enclosed garage of 14 feet by 26 feet minimum interior area is required. The existing unit garages identified as parking spaces 2 (12 feet by 19 feet), 4 (12 feet by 19 feet), and 6 (10 feet by 19 feet, 6 inches) do not meet this standard. Additionally, proposed unit garages identified as parking spaces 14, 16, and 18 do not meet this standard at 13 feet by 20 feet, 8 inches.
- Tandem Parking (Section 5.9.3.F, Table 5.19): Up to ten percent of the total off-street parking spaces provided may be tandem parking. Ten percent of 23 total required parking spaces is two tandem spaces. Three of the existing units contain tandem parking for a total of three tandem spaces (parking spaces 7 – 12).
- Parking Area Separation (Section 5.9.3.F, Table 5.19): Parking and paving directly touching against residential buildings shall be avoided.

Paved surface parking areas shall be separated from the primary residential building by a minimum four foot wide walkway and/or a minimum seven foot wide landscape strip. A three foot, six inch wide walkway is proposed between the existing units and proposed parking spaces 21-24.

- Bicycle Parking (Section 5.9.9.B, Table 5.29): Ten bicycle parking spaces are required for the proposed project. One bicycle rack providing five bicycle parking spaces is proposed.
- Parking Area Screening (Section 5.9.4.F.2): A six-foot-high wall and landscaping shall be provided adjacent to properties zoned for residential uses. A six-foot-high wood fence is proposed along the north property line between the proposed parking spaces 21-24 and the north-adjacent RD-5-zoned property.
- Landscape Screening Along Interior Property Lines (Section 5.2.4.B.3): A minimum seven foot wide continuous landscape planter shall be required for Multifamily Residential Uses in all cases. Landscaping shall consist of screen trees approved by Planning and Environmental Review, spaced 30 feet on center, in combination with other plant materials to provide a dense visual screen. Trees shall be planted a minimum of five feet and no further than 10 feet from the required fencing. The seven foot wide landscape planters provided along the north and south property lines do not consist of screen trees only evergreen shrubs. Additionally, the landscape planter along the south property line is less than seven feet in width.
- Parking Lot Shading (Section 5.2.4.F, Table 5.2): 50 percent parking lot shading is required. The project proposes 33 percent parking lot shade.
- *Any potential deviations from Multifamily Design Standards.*

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

**Lead Planner:** [Kimber Gutierrez, Senior Planner](#)

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