



# AGENDA

October 12, 2023  
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#: 160 543 3223

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

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Austin Chan, Irving Huerta, David Oulrey-Urroz, Nate Doberneck

### A. REVIEW OF PENDING PROJECTS

- |                       |   |
|-----------------------|---|
| <b>1. Control No.</b> | <a href="#">PLNP2023-00079 5920 24<sup>th</sup> Street Tentative Parcel Map (PMR-SPZ-DRS).</a>  |
| <b>APN:</b>           | 215-0171-004-0000   |
| <b>Applicant:</b>     | Emmanuel Rozakis  |
| <b>Owner:</b>         | Pantelis Palioudakis  |
| <b>Location:</b>      | The property is located at 5920 24 <sup>th</sup> Street in the Rio Linda/Elverta community.   |
| <b>Request:</b>       | <ol style="list-style-type: none"><li>1. A <b>Tentative Parcel Map</b> to divide a five-acre lot into two parcels in the Agricultural Residential – 2 (AR-2) zoning district in the Rio Linda/Elverta community.</li><li>2. A <b>Special Development Permit</b> to allow the proposed project to deviate from the following development standard:<ul style="list-style-type: none"><li>• Maximum square footage of residential accessory structures: The area of all accessory structures on a single parcel, shall not exceed 100 percent of the habitable floor area of the primary dwelling (Sacramento County Zoning Code Section 53.4.5, Table 5.10.A). As proposed, the total area of residential accessory structures is 2,096 square feet, where only 1,468 square feet is allowed.</li></ul></li></ol> |

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

**Lead Planner:** [Austin Chan, Assistant Planner](#)

- 2. Control No.** [PLNP2023-00140 Popeyes Carmichael \(UPZ-SPZ-DRS\).](#)  
**APN:** 260-0012-042-0000  
**Applicant:** Quickserve  
**Owner:** Cow & Penguin LLC  
**Location:** The property is located at 7350 Fair Oaks Boulevard, approximately 650 Feet South of the Intersection of Fair Oaks Boulevard and Manzanita Avenue, in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Use Permit** to allow a drive-through restaurant with amplified sound located less than 300 feet from a residential zoning district in the Fair Oaks Boulevard - Central Special Planning Area (SPA)/Light Commercial (LC) zoning district.
  2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Landscaping Setback, Drive through/Right of Way (Section 3.9.3.V.1.f): With approval of a Special Development Permit, the 25-foot landscaped setback may be reduced to no less than 10 feet between the drive through lane and the right-of-way (measured from the back of sidewalk). Additional screening such as low decorative walls or fences, berms, or enhanced landscaping may be required. As proposed, 23 feet of the setback is landscaped.
    - Minimum Front Yard Setback (Section 5.5.2.A Table 5.13): The required setback is 56 Feet (With PUPF). As proposed, the front yard setback with a PUPF would be 51 feet.
  3. 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.** [PLNP2023-00037 Woodmore Oaks Public Safety Tower Facility \(UPP-SPP-DRS\).](#)

**APN:** 259-0113-017-0000

**Applicant:** Tower Engineering Professionals

**Owner:** AJR Holdings 2 LLC

**Location:** The property is located at 6840 Woodmore Oaks Road, in the Orangevale community

**Request:**

1. A **Use Permit** to allow a wireless communication facility (WCF) in the Residential Density 5 (RD-5) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Separation from Interior Property Boundaries (Section 3.6.7.A, Table 3.6.2): The standard for minimum separation from interior property boundaries is 25 feet for the tower and equipment enclosure. The project as proposed provides a separation distance of approximately 17 feet to the tower and two feet from the equipment enclosure to the rear property line that is adjacent to a residence.
  - Separation from Group 1 Zone Property (Section 3.6.7.A, Table 3.6.2): The minimum setback from Group Zone 1 properties is three times height of tower. The project as proposed provides a separation distance of approximately 19 feet to the tower and four feet from the equipment enclosure to the rear property line that is adjacent to a residence.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

**4. Control No.** [PLNP2023-00054 Vang Property Rezone and Parcel Map. \(RZB-PMR-DRS\).](#)

**APN:** 134-0333-011 & -025

**Applicant/Owner:** Sa Vang

**Location:** The property is located Northeast of the intersection of Dillard Road and Sherman Lane, in the Southeast community.

**Request:**

1. A **Rezone** of two lots totaling 20 gross acres to Agricultural Residential 5 (AR-5) from Agricultural 80 (AG-80).
2. A **Tentative Parcel Map** to divide two lots totaling 20 gross acres into four new lots, each approximately 5 gross acres.
3. 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**