



AGENDA

November 14, 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

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Conference ID#:160 245 9701

Passcode: 225064

For Assistance Contact Cathy Perrault at PerraultC@sacounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Austin Chan, Cristian Baltazar, Christopher Alberts, Nate Doberneck, Riley Sholes

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2024-00169 South Sacramento Boat, RV, & Commercial Storage \(PAPamend-SPPamend-DRSamend\).](#)
- APN:** 115-0031-038-0000
- Applicant/Owner:** South Sacramento Properties LLC
- Location:** The property is located at the intersection of Elsie Avenue and Wilbur Way in the South Sacramento community.
- Request:**
1. A **Development Plan Review Amendment** to modify the time of effectuation, for an additional two years, of a previously approved project (PLNP2019-00296), which allows for the storage of boats, Recreational Vehicles and commercial vehicles in the South Sacramento Industrial Neighborhood Preservation Area (NPA).
 2. A **Special Development Permit Amendment** to modify the time of effectuation of a previously approved project (PLNP2019-00296), which allows the proposed project to deviate from the following development standards:
 - Industrial Setback Adjacent to Residential Zone (South Sacramento Industrial NPA Section 530-83(c)): When abutting any residential land use zone, the abutting yard shall be at least 75 feet in width, and fully landscaped with screen trees and shrubs. As proposed, the setback is 50 feet.
 - Walls for Industrial Adjacent to Residential Zone (South Sacramento Industrial NPA Section 530-

83(c)): The common boundary between said residential or agricultural-residential land use zone and the industrial land use zone to which this Ordinance applies shall be demarcated by an eight-foot-high solid barrier wall constructed of wood, rock, brick or other masonry material. As proposed, the eight-foot masonry wall is 50 feet away from the southern property line.

- Industrial Area Uncovered Storage (South Sacramento Industrial NPA Section 530-83(e)): Uncovered storage shall be permitted in the buildable portion of industrial land use zone areas, provided that stored materials will not be visible from abutting residential areas or public and private streets. As proposed, the uncovered storage is outside of the buildable portion of the lot.
- Landscape Screening Along Interior Property Lines (Sacramento County Zoning Code Section 5.2.4.B.3.d): Landscape screening along interior property lines, shall have trees planted a minimum of five feet and no further than 10 feet from the required fencing. As proposed, the landscape planters have a maximum of 30 feet between the wall and the trees.

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

Lead Planner:

[Austin Chan, Assistant Planner](#)

2. Control No. [PLNP2023-00236 Starbucks at Walnut \(UPZ-SPZ-DRS\).](#)
APN: 228-0222-015 / 228-0222-016
Applicant: Greenberg Farrow
Owner: SSK 2, LLC
Location: The property is located at 5060 Madison Avenue, at the southwest corner of the intersection of Madison Avenue and Walnut Avenue in the Carmichael/ Old Foothill Farms community.
Request:
1. A **Use Permit** to allow a drive through restaurant with amplified sound less than 300 feet from residential in the Light Commercial (LC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Side Street Setback (SZC Section 5.5.2.A, Table 5.13) In the LC zone a 50-foot side street setback is required. Currently as proposed, the site would have a 43-foot side street setback.
- Landscape Setback (Zoning Code Section 3.9.3.V) When a drive-thru lane is adjacent to the public right-of-way, a minimum 25-foot landscape setback is required measured from the back of sidewalk. With approval of a Special Development Permit, the 25-foot landscape setback may be reduced to 10 feet with additional screening such as low decorative walls or fences, berms, or enhanced landscaping. An 11-foot planter is currently proposed between the drive through lane and the right-of-way.

3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Cristian Baltazar, Associate Planner](#)

3. Control No. [PLNP2023-00021 Florin Town Center Tentative Parcel Map \(PMR-DRS\).](#)
APN: 042-0011-009-0000
Applicant/Owner: Ethan Conrad
Location: The property is located at 7025 65th Avenue, adjacent of the intersection of Florin Road and 65th Street, in the south Sacramento community.
Request:
1. A **Tentative Parcel Map** to divide a 19.83 acre parcel into four parcels in the Shopping Center (SC) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Nate Doberneck, Associate Planner](#)

4. Control No. [PLNP2024-00107 Cambria Suites MAP \(SPP-DRS-major\).](#)
APN: 201-1560-014-0000
Applicant: Continental Development Consultants, Inc.
Owner: Sac Airport Hotels, Inc.
Location: The property is located on the northwest corner of Metro Air Parkway and Meister Way, in the Metro Air Park SPA, in the Natomas community.
Request:
1. A **Special Development Permit** To The Planning Commission To Increase The Floor Area Ratio (FAR) Allowed For Hotels In The Metro Air Park Special Planning Area (SPA)

- Maximum Floor area for Hotels and Motels - 60 rooms per acre. [SPA 505-37.8.] Applicant proposes 66 units per acre, a 10 percent increase.

2. A **Major Design Review** To Determine Substantial Compliance With The Sacramento County Countywide Design Guidelines (Design Guidelines).
Lead Planner: [Riley Sholes, Assistant Planner](#)

5. Control No. [PLNP2024-00087 AT&T Laguna Creek Trailhead WCF \(UPP-SPPadd-DRS-Major\).](#)

APN: 122-0110-018-0000

Applicant: New Cingular Wireless PCS/ C/O Epic Wireless LLC

Owner: Southgate Recreation and Park District

Location: The property is located at 0 Saddle Creek Drive, in the Vineyard community.

Request:

1. A **Use Permit** to allow a new Wireless Communication Facility (WCF).
2. A **Special Development Permit** to allow the proposed WCF to deviate from the following development standards:
 - Maximum allowable height (Section 3.6.7.A, Table 3.6.2): The proposed WCF is 80 feet tall where the maximum allowed height is 55 feet.
Proposed: 80 feet.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Christopher Alberts, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF