



AGENDA

December 8, 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 Zoom, To Join Call

+1 669 254 5252, +1 669 216 1590

Conference ID#: 1613073385

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Nate Doberneck; Emma Carrico; Austin Chan

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00114 Gay Road Rezone & Parcel Map. RZB-PMR-SPZ-DRS](#)
- APN:** 134-0333-023-0000
- Applicant:** Javed Siddiqui
- Owner:** David A. & Sandra L. Congdon Family Trust, and, Marshall & Rochelle Congdon
West Fork Construction
- Location:** The property is located off of Gay Road, 630-ft east of Sherman Lane, in the Cosumnes community.
- Request:**
1. A **Rezone** request to the Board of Supervisors from Agricultural 80-ac (AG-80) to Agricultural 5-ac (AG-5) on a 19.98-ac parcel.
 2. A **Tentative Parcel Map** to divide the single 19.98-acres parcel into three new parcels of 5 acres and one parcel into 4.98 acres
 3. A **Special Development Permit** to allow one or more proposed lots to be below the 5.00-ac minimum required for Agricultural 5-ac (AG-5) zoning districts.
 4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Nate Doberneck, Associate Planner](#)

2. **Control No.** [PLNP2022-00047 Antelope North Subdivision \(GPB-CZB-PMR-SDP-DRS\)](#).
- APN:** 203-0260-064-0000
- Applicant/Owner:** Antelope East 40, LLC
- Location:** The property is located at 7907 Antelope North Road in the Antelope community.
- Request:**
1. A **General Plan Amendment (GPB)** to adjust the configuration of land use designations for the project site. The total existing acreage of each land use designation will remain the same, the GPA is will only adjust the boundaries/configuration of land use designations on the site. These adjustments will allow for development as proposed on the Tentative Subdivision Map.
 2. A **Specific Plan Amendment and Rezone (CZB)** to adjust the configuration of zoning designations, as set forth by the East Antelope Specific Plan, for the project site. The total existing acreage of each zoning designation will remain the same, the CZB will only adjust the boundaries/configuration of zoning designations on the site. These adjustments will allow for development as proposed on the Tentative Subdivision Map.
 3. A **Tentative Parcel Map** to divide the existing 40.5-acre parcel into two large lot parcels for purposes of phasing and financing.
 4. A **Tentative Subdivision Map** to divide the site into 172 single-family residential lots, a 5.2-acre multi-family residential lot, one open space lot, two landscape corridor lots, and one right-of-way lot.
 5. 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. [PLNP2022-00212 4308 and 4310 Sycamore Ave \(PMR-DRS\).](#)

APN: 240-0223-033-0000

Applicant/Owner: Mohamed Family Trust, Care of Shirley M. Mohamed

Location: The property is located at 4308 and 4310 Sycamore Avenue, approximately 165 feet west of the intersection of Winding Way and College Oak Drive, in the Carmichael/Old Foothill Farms community

Request:

1. A **Tentative Parcel Map** to divide a 1.2-acre parcel developed with two single-family dwellings, into two lots (each lot containing a dwelling), 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: [Austin Chan, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF

