



AGENDA

December 14, 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

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

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

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2020-00225 7043 9th Ave Tentative Parcel Map \(PMR-DRS\)](#)
- APN:** 207-0080-021-0000
- Applicant:** SGI Companies Inc.
- Owner:** Igor Bondar
- Location:** The property is located at 7043 9th Avenue, approximately 510 Feet from the intersection of 9th Avenue and O Street in the Rio Linda/Elverta community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.52-acre lot into two lots in the Residential 5 (RD-5) zoning district in the Rio Linda/Elverta community.
 2. 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. [PLNP2023-00039 Carapanos Parcel Map \(PMR-DRS\).](#)
APN: 050-0273-001-0000
Applicant: Aras Design and Construction Inc.
Owner: Carapanos Properties LLC
Location: The property is located at 6127 66th Avenue, approximately 176 feet west from the intersection of Florin Mall Drive and 66th Avenue, in the South Sacramento community.
Request:
1. A **Tentative Parcel Map** to divide a 2.5 acre split zoned parcel into two lots in the Residential Density 20 (RD-20) and Light Commercial (LC) zoning districts.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Austin Chan, Assistant Planner](#)

- 3. Control No.** [PLNP2022-00277 805 O Street Parcel Map \(PMR-SPZ-DRS\).](#)
- APN:** 207-0080-058-0000
- Applicant/Owner:** Suleima & Arlis Barba
- Location:** The property is located at 805 O Street in the Rio Linda/Elverta community.
- Request:**
1. A **Tentative Parcel Map** to allow the division of a 1.3-acres parcel into four single family residential lots and a remainder lot in the Residential 5 (RD-5) zone.
 2. A **Design Review** to determine substantial compliance with the *Rio Linda / Elverta Community Plan*, and the *Sacramento County Countywide Design Guidelines*.
- Lead Planner:** [Nate Doberneck, Associate Planner](#)

4. **Control No.** [PLNP2023-00103 Watt Avenue Starbucks \(UPZ-SPZ-DRS\)](#).
- APN:** 281-0101-019-0000
- Applicant/Owner:** Berryessa Partners, LLC
- Location:** The property is located at 2222 Watt Avenue, at the northeast corner of the intersection of Watt Avenue and Cody Way, in the Arden-Arcade community.
- Request:**
1. A **Use Permit** to allow a drive-through coffee shop within the Business Professional (BP) zoning district.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Frontage Landscape Planter Tree Spacing (Section 5.2.4.B.2): The requirement for tree spacing is 30-feet on center between four and ten feet from the back of the sidewalk. The project, as proposed, has a maximum spacing of 40-feet on center with two trees along Watt Avenue measuring under four-feet from the back of sidewalk.
 - End Aisle Landscape Planters (Section 5.2.4.F, Table 5.2): One planter at least eight feet in width is required at the end of every parking row. The project currently has a minimum end aisle planter width of six feet.
 - Landscape Planter between right of way and drive through lane (Section 3.9.3.V): The requirement for landscape planter spacing is 25-feet. The project as proposed provides a 24.5-foot planter, tapering to 23-feet.
 - Bicycle Parking (Section 5.9.9.B): Two short term and two long term bicycle parking spaces are required for the project. The project currently provides two short spaces and no long term spaces.
 - Building Signage (Section 5.10.2.A): The maximum permitted building signage for the project is 51 square feet. The proposed project provides 75.2 square feet.
 - Entrance and Exit Signage (Section 5.10.1.H.19): A maximum of four square feet per sign with a maximum height of 30-inches with no advertising is permitted. The project as proposed provides under four square feet per

sign, 30-inches in height, and provides the Starbucks logo on Sign 1.

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

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

- 5. Control No.** [PLNP2022-00174 Yeshi Apartments \(UPP-SPP-DRS\).](#)
- APN:** 266-0261-008 (County), 266-0261-009(County), 266-0253-001 (City of Sacramento), 266-0284-001 (City of Sacramento)
- Applicant:** Yeshi Holdings LLC
- Owner:** Abinet K. Asrate
- Location:** The property is located at 2000 and 2001 Helena Avenue, at the northeastern corner of the intersection of the Aurora Way-Darwin street alley and Cleo Way, in the Arden-Arcade community.
- Request:**
1. A **Conditional Use Permit** to allow a multi-family residential development within the Business Professional (BP) Zoning District.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Frontage Landscape Planter (Section 5.2.4.B.2.a): The standard for frontage landscape planters in the BP zoning district is 25 feet. The project as proposed provides a three-foot frontage planter.
 - Frontage Planer Tree Spacing (Section 5.2.4.B.2.a). The standard is trees spaced 30 feet on center between four and ten feet from the back of walk. The project as proposed provides a maximum spacing of 96 feet on center two feet from the back of walk.
 - Perimeter Landscaping (Section 5.2.4.B.3): The standard is a seven-foot planter with trees spaced 30 feet on center. The project proposes a six-foot minimum planter with an instance of tree spacing at 140 feet on center.
 - End Aisle Planters (Section 5.2.4.F.2.b.ii): Landscaped areas at the end of aisles shall be a minimum of 8 feet in width, excluding curbing. The project as proposed provides a 7-foot minimum end aisle planter.

- Minimum Interior Side Setbacks: Section 5.4.3.C, Table 5.8.B: The standard for interior side yard setbacks for three story buildings is 20 feet. The project as proposed provides a 10-foot side yard setback on the west and 11 feet on the east.
- Setback from Existing Single Family Residential (Section 5.4.3.C, Table 5.8.B). The standard setback from existing single-family residential for three story buildings is 75 feet. The project as proposed provides a setback of 11 feet from existing single family residential.

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

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

- 6. Control No.** [PLNP2023-00155 First Net AT&T Public Safety WCF \(UPZ-SPZ-DRS\).](#)
- APN:** 206-0162-001-0000
- Applicant:** Chris Odenthal, Public Safety Towers LLC
- Owner:** Jim Lane, 7th Street Properties LLC
- Location:** The property is located at 6941 7th Street, on the southwest corner of the intersection of 7th Street and O Street in the Rio Linda/Elverta community.
- Request:**
1. A **Use Permit** to allow a new Wireless Communication Facility (WCF).
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Maximum allowable height (Section 3.6.7.A, Table 3.6.2): 55 feet.
Proposed: 75 feet, plus 5 feet for stealthing design.
 - Minimum required separation from public right of way (Section 3.6.7.A, Table 3.6.2): 25 feet.
Proposed: 6 feet to enclosure.
 - Minimum required separation from Group 1 Zone property (Section 3.6.7.A, Table 3.6.2): three times height of tower, 225 feet.
Proposed: 67 feet to the north and 128 feet to the west.
 3. 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