



# AGENDA

January 13, 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

+1 (916) 874-8000 +1 (916) 875-8000+1 (916) 876-4100

Conference ID#2263594

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, Nate Doberneck

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2020-00302 7345 16th Street Tentative Parcel Map](#)
- APN:** 207-0052-020
- Applicant/Owner:** Lai Lee Saeteune
- Location:** The property is located at 7345 16th Street in the Rio-Linda/Elverta community.
- Request:**
1. A **Tentative Parcel Map** to divide one ~7.8-acre lot into four ~1.9 acre lots in an AR-2 zoning district.
  2. A **Special Development Permit** to permit all four lots to be less than the minimum lot size and three lots to be less than the minimum lot width required for AR-2 zoning districts.
  3. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [Nate Doberneck, Associate Planner](#)

**2. Control No.** [PLNP2021-00285 Wireless Internet Communication Tower](#)  
**APN:** 134-0190-001  
**Applicant:** Daniela Petrisor  
**Owner:** Justin & Julia (Daehling) Oldfield  
**Location:** The property is located at Daehling Farms LLC, a 400-acre ranch property in the Consumes community.  
**Request:**  
1. A **Use Permit** (UPZ) to authorize new 120-foot tall wireless communication facility tower for microwave delivery of internet to rural subscribers within an AG-80 zoning district processed as a SZC § 3.6.7.A, WCF *Group 3* category.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Nate Doberneck, Associate Planner](#)

**3. Control No.** [PLNP2021-00147 Villages At Elder Creek Unit 2 \(RZB-SDP-SPP-DRS\)](#)  
**APN:** 065-0080-001  
**Applicant/Owner:** Sean MacDiarmid  
**Location:** The property is located at the north east intersection of Elk Grove Florin road and McCoy Avenue, in the Vineyard community.  
**Request:**  
1. A **Rezone** to change the land use designation of 9.91 acres to Residential Density 5 (RD-5) from Urban Reserve (UR).  
2. A **Small Lot Tentative Subdivision Map** to divide a 9.91 acre property into 42 single-family lots, four landscape lots, and one emergency vehicle access lot.  
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Front Yard Setbacks (SZC § 5.4.2.C, Table 5.7.B): The applicant is requesting to reduce the front yard setback by 5 feet, to 19 feet from 24 feet Per the SZC, the minimum front yard setback is 24 feet in the RD-5 zone with a PUPF easement, as measured from the back of curb, and including the attached 4-foot wide sidewalk. As proposed the front living area would be 19 feet from the back of curb, a 21% reduction.

- Rear Yard Setbacks (SZC § 5.4.2.C, Table 5.7.B): The applicant is requesting to reduce the rear yard setback by 6 feet, to 15 feet from 21 feet. Per the SZC, the minimum rear yard area is equal to 20 percent of the average lot depth for lots less than 125 feet. The proposed typical lot would be 105 feet deep, so 20% equals a 21-foot deep rear yard. As proposed the houses would have a 15-foot deep rear yard, a 29% reduction.

4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines) and the *Florin Vineyard Community Plan* (FVCP) design guidelines.

**Lead Planner:** [Nate Doberneck, Associate 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>