



AGENDA

February 11, 2021
11:00 A.M – 1:00 P.M

DESIGN REVIEW ADVISORY COMMITTEE

Office of 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#2189816
For Assistance Contact Lauren Haas at haasl@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz
Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Emma Patten, Desirae Fox, Jessie Shen, Kimber Gutierrez

A. REVIEW OF PENDING PROJECTS

- Control No.** [PLNP2019-00210 Grand Avenue Tentative Parcel Map.](#)
APN: 244-0214-004-0000
Applicant/Owner: Ruzana Sirunanian
Location: The property is located at 8061 Grand Avenue
Approximately 175 feet northeast of Main Street in the
Fair Oaks community.
Request:
 - A **Tentative Parcel Map** to divide an approximately
0.52 acre parcel into 2 parcels in the RD-5 zone.
 - A **Design Review** to comply with the Countywide
Design Guidelines.**Lead Planner:** [Emma Patten, Associate Planner](#)

- 2. Control No.** [PLNP2020-00055 Carmichael Promenade.](#)
- APN:** 245-0240-008, -009, -014, -026, and -028
- Applicant/Owner:** Towne Development of Sacramento, Inc.
- Location:** The property is located at the Northwest corner of Marshall Avenue and Fair Oaks Boulevard in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Tentative Subdivision Map** to divide approximately 6.5 acres into 45 single-family residential lots in the Marshall Fair Oaks Special Planning Area.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - **Minimum Lot Area** (Section 5.4.2.B, Table 5.7.A): The minimum interior lot area for a single-family lot (RD-7 zone) is 4,000 square feet. The proposed project's density is equivalent to the RD-7 zone. Lots 1-8, 26, 35-37 are proposed to be less than 4,000 square feet.
 - **Public Street Frontage** (Section 5.4.2.B, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The 46-lot subdivision is proposed to be served by a private street network.
 - **Front Yard Setback** (Section 5.4.2.C, Table 5.7.B): The minimum front yard setback for detached single-family residential units is 20 feet. The proposed project is requesting a minimum front yard setback of 10 feet.
 3. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [Kimber Gutierrez, Associate Planner](#)

3. Control No. [PLNP2020-00242 AT&T Cupola Wireless Communication Facility.](#)
APN: 289-0210-039-0000
Applicant: 51 Wireless, LLC
Owner: Country Oaks Real Estate, LLC
Location: The property is located at 4640 Fair Oaks Boulevard in the Arden-Arcade community.
Request: 1. A **Conditional Use Permit** to allow a new wireless rooftop telecommunication facility pursuant to Section 3.6.7 of the Zoning Code.
2. A **Design Review** to comply with the Countywide Design Guidelines.
Lead Planner: [Desirae Fox, Assistant Planner](#)

4. Control No. [PLNP2020-00243 Towne Family Trust Parcel Map.](#)
APN: 142-0080-123-0000
Applicant: Gil Labrie
Owner: Sam Towne
Location: The property is located at 14156 State Highway 160 (CA-160), approximately 0.4 miles west of the CA-160 and 1st Avenue intersection, in the Delta community.
Request: 1. A **Tentative Parcel Map** to divide approximately 39.27 gross acres into two parcels in the AG-40 zoning district.
2. A **Special Development Permit** to allow reductions in the minimum lot area for proposed Parcels 1 and 2.
3. A **Design Review** to comply with Countywide Design Guidelines.
Lead Planner: [Jessie Shen, Associate Planner](#)

B. MISCELLANEOUS
C. REPORT BACK ON PREVIOUS REVIEWS
D. REPORT ON PROJECTS TO COME
E. OTHER BUSINESS
F. REPORTS FROM STAFF