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

   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: 1. A Tentative Parcel Map to divide an approximately 0.52 acre parcel into 2 parcels in the RD-5 zone.
   2. A Design Review to comply with the Countywide Design Guidelines.
   Lead Planner: Emma Patten, Associate Planner
2. **Control No.**
   **APN:**
   **Applicant/Owner:**
   **Location:**
   
   **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
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