



AGENDA

April 11, 2019
11:00 A.M – 1:00 P.M

DESIGN REVIEW ADVISORY COMMITTEE

Office of Planning and Environmental Review
Sacramento County – Old Administration Building
827 7th Street, DCD Community Room, First Floor
Sacramento, CA 95814

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the Office of Planning and Environmental Review at (916) 874-6141 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3rd party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929.

Members: Bruce Monighan, Joshua Divelbiss, Jennifer Krauter

Staff: Paul Gumbinger, Michael Wall, David Oulrey, Emma Patten, Desirae Fox, Jessie Shen,

A. REVIEW OF PENDING PROJECTS

- 1. Control No.** [PLNP2018-00291. Napa Valley Subdivision.](#)
- APN:** 121-0380-058
- Applicant:** John F. Kautz
- Owner:** Claybar Engineering, Inc.
- Location:** The property is located at the Terminus of Lemas Road (private), East of Elk Grove Florin Rd, where The North Boundary is adjacent to Napa Valley Way, in the Vineyard Community.
- Request:**
1. A **Rezone** request to convert the zoning on the existing property from A-10 to RD-5.
 2. A Community **Plan Amendment** to convert the existing community plan land use from A-10 to RD-5.
 3. A **Tentative Subdivision Map** to create 14 residential lots on a 2.65-acre property with A- 10 Zoning.
 4. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [Desirae Fox, Assistant Planner](#)

2. **Control No.** [PLNP2018-00201. College Oak Place.](#)
APN: 228-0151-005 and 024
Applicant: Paul Feister
Location: The property is located at 5307 College Oak Drive, at the northwest corner of the Chippendale Drive and College Oak Drive intersection, in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Tentative Subdivision Map** to divide two parcels totaling approximately 0.48 net acre into seven lots for single-family residential use in the Business Professional Office (BP) zoning district.
 2. A **Use Permit** to allow for seven detached single-family dwellings in the BP zoning district.
 3. A **Special Development Permit** to allow:
 - Reductions in minimum lot frontage and width from 60 feet to 42 feet (for Lots 1 through 6) and 51 feet (for Lot 7), and in minimum lot depth from 100 feet to 70 feet (for Lots 1 through 7) in the BP zoning district;
 - Reductions in single-family residential development standards for minimum front yard setback from 20 feet to 13 feet (for Lots 1, 3, 5, and 7) and 17 feet (for Lots 2, 4, and 6); minimum interior side yard setbacks (on east side) from 5 feet to 0 feet (for Lots 1 through 6); and minimum rear yard setbacks from 15 feet (for 2-story building) to 10 feet (for Lots 1 through 7); and
 - Reduction in minimum garage setback and driveway length from 19 feet to 12.5 feet (for Lot 7).
 4. A **Design Review** to comply with Countywide Design Guidelines.
- Lead Planner:** [Jessie Shen, Associate Planner](#)

3. Control No. [PLNP2016-00500. Maple Court Commons Tentative Parcel Map.](#)
APN: 223-0012-047
Applicant: Area West Engineers
Owner Personnel LLC
Location: This property is located at 6540 Hazel Avenue, approximately 250 feet South of Central Avenue, in the Orangevale Community.
Request: 1. A **Tentative Parcel Map** to divide 1.70 acres into four lots in the RD-5 zone.
 2. A **Special Development Permit** to allow more than two lots to utilize a private drive.
 3. A **Design Review** to comply with the Countywide Design Guidelines.
Lead Planner: [Emma Patten, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF
