



AGENDA

April 22, 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#92070150
For Assistance Contact Lauren Haas at haas@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz
Staff: Paul Gumbinger, Michael Wall, Lauren Haas, David Oulrey, Jessie Shen, Kimber Gutierrez

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2019-00209 Nueva Vista Congregate Care Facility](#)
APN: 020-0301-002, -003, -006, -007, -011, -013, and -023
Applicant: Cameon Krotine
Owner: Michael Weinstein
Location: The property is located at southwest corner of the Roosevelt Avenue and 47th Street intersection, in the South Sacramento community.
Request:
1. A **Use Permit** and **Minor Use Permit** to allow the expansion of an existing congregate care facility to 134 beds on approximately 3.35 acres in the RD-5, RD-15, and RD-20 zoning districts.
 2. A **Special Development Permit** to allow:
 - A reduction in the minimum rear yard setback from the required 25 feet to 10 feet;
 - The absence of required screen trees along the interior property line for an approximately 85-foot-long portion adjacent to an adjoining residential parcel;
 - The absence of or width reductions in the required landscape islands at the ends of parking aisles;
 - The absence of the required landscape screening along the northeast perimeter of the proposed trash enclosure; and
 - A deviation in permitted front yard fencing type for an approximately 27-foot-long portion to allow a six-foot-

tall concrete masonry unit (CMU) wall along Roosevelt Avenue.

3. A **Design Review** to allow for a 14 percent reduction in vehicular parking spaces provided (from 56 required spaces to 49 spaces provided) and to comply with the Countywide Design Guidelines.

Lead Planner: [Jessie Shen, Associate Planner](#)

2. Control No. [PLNP2021-00053 6815 Stanley Avenue Pool House and Garage Special Development Permit.](#)

APN: 273-0284-040-0000

Applicant: Gerald R. Jenkins

Owner: Josh Maier

Location: The property is located at 6815 Stanley Avenue, on the North side of Stanley Avenue, 308 feet Northeast of the intersection of Oak Cliff Circle and Stanley Avenue in the Carmichael Creek Neighborhood Preservation Area of the Carmichael community.

Request:

1. A **Special Development Permit** to allow a 22'11" tall, 778 square foot guesthouse exceeding the 500 square foot maximum size and 16-foot maximum height prescribed by SZC Table 5.10.A.

2. A **Design Review** to determine compliance with the Countywide Design Guidelines.

Lead Planner: [David Oulrey, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF