



AGENDA

**June 09, 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#: 56937816

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, David Oulrey, Desirae Fox,
Irving Huerta, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

1. Control No. [PLNP2022-00014 Riding Club Lane Tennis Court Lighting Variance.](#)

APN: **281-0301-006**

Applicant: Matthew Brunner

Owner: N/A

Location: Arden Arcade Community

Request:

1. A **Variance** from the residential accessory structure development standards pertaining to height and interior yard setbacks of the Arden Oaks Neighborhood Preservation Area (NPA) for installation of new 20-foot tall light poles located less than 20 feet from the interior property line.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Desirae Fox, Assistant Planner](#)

2. Control No. [PLNP2021-00319. Singh Garage \(SPZ-DRS\)](#)

APN: **115-0020-009-0000**

Applicant Gerald Jenkins

Owner: Gurdeep Singh

Location:

7817 Elsie Avenue

Request:

1. A **Special Development Permit** to allow a new 1,440 square foot garage to exceed the maximum area for residential accessory structures in the Residential 5 (RD-5) zoning district.
 - Maximum Square Footage (sq. ft.) (Section 5.4.5.A., Table 5.10.A): For lots 20,000 sq. ft. in gross area or greater, all accessory structures on a single parcel shall not exceed 100 percent of the habitable floor area of the primary dwelling. The lot is 38,594 sq. ft., the existing primary dwelling is 1,210 sq. ft., and the existing detached garage is 960 sq. ft. With the proposed 1,440 sq. ft. garage, the total square footage of accessory structures on-site will be 2,400 sq. ft., which is 1,190 sq. ft. greater than the habitable floor area of the primary dwelling.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner:

[Irving Huerta, Assistant Planner](#)

3. Control No.

[PLNP2022-00026. Vertical Bridge Site Wireless Communication Facility \(UPP, SPP\)](#)

APN:

050-0500-052

Applicant:

Assurance Realty

Owner:

Parkway Church of Christ

Location:

5511 Tangerine Avenue

Request:

1. A **Conditional Use Permit** to allow a 65-foot tall mono-pine wireless communication facility within an overall lease area of 1,652 square feet at an existing religious institution in the RD-5 Zoning District pursuant to Section 3.6.7.A.1.b of the Zoning Code.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - a. Maximum Height (Section 3.6.7.A, Table 3.6.2): 55-Feet. The project proposes one mono-pine that is 65-foot in height.

- b. Separation from Group 1 Zone Property (Section 3.6.7.A, Table 3.6.2): The tower is required to be separated from the adjacent property lines by 195 feet (three times the height of the tower). Below are the setbacks of the tower from the northern, eastern, and western property lines.
 - i. Northern (RD-5 Zoning District) – 74 feet
 - ii. Eastern (RD-5 Zoning District) – 39 feet
 - iii. Western (R-1 Single Family District, City of Sacramento) – 122 feet
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner: [Desirae Fox, Assistant Planner](#)

4. Control No. [PLNP2021-00237 Somers Hangar Expansion \(SPZ, DRS\)](#)
APN: **215-300-096**
Applicant/Owner: SoMC, LLC

Location: 5617 Price Avenue

Request:

1. A **Special Development Permit** to deviate from the following standards:
 - 50 foot front and side street yard setback requirements of the M-1 Zone.
 - 8 foot minimum frontage landscape planter.
 - Minimum parking standards.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

5. Control No. [PLNP2021-00275 Maverik Gas Station & Convenience Store](#)
APN: 063-0011-054, 074-0010-069 (portion of), and 078-0201-018 (portion of for access)
Applicant: Kevin Deis
Owner: Teichert Land Co.

Location: Located on an unaddressed vacant corner lot at the northwest intersection of State Route 16 and S. Watt Avenue

- Request:**
1. A **Conditional Use Permit** (UPB) from the Board of Supervisors for a new auto service station per SZC § 3.2.5, Table 3.1.
 2. A **Special Development Permit** (SPPadd) to authorize 120% of the maximum cumulative sign area, to 150-sf from 125-sf, per SZC § 5.10.5.A.3.a.
 3. A **Boundary Line Adjustment** (BLR) to expand the boundaries of an existing lot, which as proposed would result in a 3.81-ac Parcel 'A' (from 6.58-ac) to accommodate all proposed development, and, an 8.99-ac Parcel 'B' (from 8.12-ac) and 83.63 Parcel 'C' (from 81.73-ac).
 4. An **Abandonment** (ABB) of a public road and public utility easements for a never-realized portion of Manlove Road.
 5. A **Development Plan Review** (DRS-major) to ensure compliance with the standards of the SZC Title V, Cordova Industrial Uses Neighborhood Preservation Area, § 530-23 Development Plan Review and the Countywide Design Guidelines.

Lead Planner: [Nate Doberneck, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF