



AGENDA

August 27, 2020
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# 4435250

For Assistance Contact Lauren Haas at haasl@saccounty.net

Members: Bruce Monighan, Dan Richards, Jennifer Krauter

Staff: Paul Gumbinger, Michael Wall, Lauren Haas, Emma Patten, Kimber Gutierrez, Meredith Holsworth

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2019-00093 7425 West 4th Street Tentative Parcel Map](#)
- APN:** 206-0010-021
- Applicant:** Wong & Associates
- Owner:** Ellen Sullivan
- Location:** The property is located at 7425 West 4th Street in the Rio Linda/Elverta community.
- Request:**
1. A **Tentative Parcel Map** to divide six acres into three lots in the AR-2 zone.
 2. A **Special Development Permit** to allow the proposed project to deviation from the following development standards:
 - Public Water System (Section 5.3.1.A, Table 5.4): Subdivision projects shall be required to have public water. The resultant parcels are proposed to be served by individual water wells instead of a public water system.
 - Minimum Lot Width (Section 5.3.1.A, Table 5.4): The minimum lot width for an AR-2 zoned property is 150 feet. Parcel 1 is proposed as having a lot width of 132 feet.
 3. An **Exception from Title 22.24.630** (County Land Development Ordinance) to allow the proposed lots to be served by individual water wells instead of a public water system.
 4. A **Design Review** to comply with the Countywide Design Guidelines.
- Lead Planner:** [Kimber Gutierrez, Associate Planner](#)

2. Control No. [PLNP2014-00112 Wildhawk 9.](#)
APN: 122-0050-033-0000
Applicant: B & Z Investments LLC
Owner: B & Z Investments LLC
Location: Property Located At 9942 Gerber Road In The Vineyard Community.
Request:

1. A **Rezone** of approximately 0.4± acres of Residential Density 7 (RD-7) and 10.0± acres of Agricultural Residential 10 (AR-10) to approximately 6.3± acres of Residential Density 10 (RD-10) and 4.1± acres of Recreation (O).
2. A **Community Plan Amendment** to change the land use designation of 7.8± acres of Residential Density 5 (RD-5) and 2.6± of Recreation (REC) to 6.3± acres of Residential Density 10 (RD-10) and 4.1± acres of Recreation (REC).
3. A **Comprehensive Plan Amendment** to change the land use designation of 7.8± acres of Residential Density 4-6 (RD 4-6) and 2.6± acres of Flood and Recreation (F-REC) to 6.3± acres of Residential Density 10 (RD-10) and 4.1± acres of Flood and Recreation (F-REC).
4. A **Tentative Subdivision Map** to create 51 RD-10 single-family lots, one 1.4 acre park site, and one 2.8 acre open space lot.
5. A **Special Development Permit** to allow a reduced corner lot area of 3,700 square feet (4,000 square feet required in Vineyard Springs Comprehensive Plan) and reduce corner lot side yard setback to 10 feet (25 feet required per multifamily development standards of Sacramento County Zoning Code).

Lead Planner: [Emma Patten, Associate Planner](#)

3. Control No. [PLNP2019-00308 Caselman Northwest Tentative Subdivision Map.](#)
APN: 115-0091-057-0000
Applicant: Caselman 20, LLC
Owner: Galaxidas Family Trust
Location: The property is located at 3,500 feet west of the intersection of Caselman Road and Elk Grove Florin Road in the Vineyard community.
Request:

1. A **Tentative Subdivision Map** to divide a 17.9 acre property into 66 RD-5 lots, one detention basin lot, and one channel lot.
2. A **General Plan Amendment** to amend the land use designation from 17.9 acres of Agricultural Residential (AG-RES) to 17.9 acres of Low Density Residential (LDR).
3. A **Community Plan Amendment** to amend the land use designation from 17.9 acres of Agricultural Residential 1-2 (AR 1-2) to 17.9 acres of Residential Density 3-5 (RD 3-5).
4. A **Rezone** to amend the land use designation from 17.9 acres of Agricultural-10 (A-10) to 17.9 acres of Residential Density 5 (RD-5).
5. A **Design Review** to comply with the Countywide Design Guidelines.
6. An **Exception** to Title 22 Section 22.110.040(B)(2) requiring two points of access.

Lead Planner: [Emma Patten, Associate Planner](#)

4. Control No. [PLNP2020-00083 Madison Pointe Apartments.](#)
APN: 228-0182-040-0000
Applicant: Marcus Garbuzov
Owner: Aspenwood Holdings LLC
Location: The property is located on the south side of Madison Avenue, approximately 350 feet east of Harrison Street in the North Highlands community.
Request:

1. A **Use Permit** to allow a Multi-Family Residential complex on 0.38 acres in the Business Professional (BP) zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Meredith Holsworth, Associate Planner](#)

5. Control No. [PLNP2020-00141 Onit Cofffee Kiosk.](#)
APN: 266-0182-023-0000
Applicant: Shadi Khattab
Owner: Mahmoud Khattab
Location: The property is located at 2201 Marconi Ave, located on the northeast corner of the Marconi Avenue and Howe Avenue intersection in the Arden Arcade community.
Request:

1. A **Use Permit** to allow a drive through restaurant within 75 feet of a residential zone.
2. A **Special Development Permit** to allow deviations to landscaping and spacing requirements between right of way and drive through entrance.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Lead Planner: [Meredith Holsworth, Associate Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF
