



AGENDA

December 9, 2021
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

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Conference ID#91003483

For Assistance Contact Kim Reading at ReadingK@saccounty.net

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Desirae Fox, Emma Patten

A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2021-00137 Villages At Elder Creek Unit 1 \(CZB- SDP-SPP-DRS\).](#)
- APN:** 065-0051-016, -028, -030, -032, -045, -046, -047
- Applicant:** Lennar Homes
- Owner:** Mackay & Soms
- Location:** The property is located north of McKoy Avenue and between Elk Grove Florin Road and Hedge Avenue in the Vineyard community.
- Request:**
1. A **Florin Vineyard Community Plan Amendment** to amend the land use designations from 39.2 acres of Residential Density 3-5 (RD 3-5), 30.2 acres of Residential Density 5-7 (RD 5-7), and 5 acres of Residential Density 20 (RD-20) to 41.1 acres of RD 3-5, 28.6 acres of RD 5-7, and 4.1 acres of RD-20.
 2. A **Rezone** to amend the land use designation from 64.9 acres of Urban Reserve and 10.8 acres of Agricultural Residential-10 (AR-10) to 39.6 acres of Residential Density 5 (RD-5), 28.8 acres of Residential Density 7 (RD-7), 4.4 acres of Residential Density 20 (RD-20), and 2.9 acres of Agricultural-Residential 2 (AR-2).
 3. A **Large Lot Tentative Subdivision Map** to divide a 75.7 acre property into one RD-7 village, two RD-5 villages, one RD-20 lot, one lot for the existing residence to remain, one school lot, one park lot, and one water quality basin lot. The Tentative Subdivision Map includes

the abandonment of a number of easements and portions of right of way.

4. A **Small Lot Tentative Subdivision Map** to divide a 75.7 acre property into 279 single-family lots, one multi-family lot, one lot for the existing residence on Hedge Avenue, one school lot, one park lot, one water quality basin lot, and three landscape lots. The Tentative Subdivision Map includes the abandonment of a number of easements and portions of right-of-way.
5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Lot Area Standards (Section 5.4.2.B, Table 5.7.A)
 - The minimum lot area for interior lots in the RD-5 zone is 5,200 square feet (sf). As proposed, lots in the RD-5 zone will have a minimum area of 5,000 sf.
 - The minimum lot area for corner lots in the RD-7 zone is 5,200 sf. As proposed, lots in the RD-7 zone will have a minimum area of 5,000 sf.
 - Lot Width Standards (Section 5.4.2.B, Table 5.7.A)
 - The minimum lot width in the RD-5 zone is 52 feet for interior lots and 62 feet for corner lots. As proposed, lots in the RD-5 zone will have a minimum width of 50 feet for interior lots and 60 feet for corner lots.
 - The minimum lot width for corner lots in the RD-7 zone is 52 feet. As proposed the minimum lot width for corner lots in the RD-7 zone will be 50 feet.
 - Front Yard Setback Standards (Section 5.4.2.C, Table 5.7.B): The minimum front yard setback is 20 feet in the RD-5 and RD-7 zones. As proposed the front living area will be allowed a setback of 15 feet, the front porch will be allowed a setback of 15 feet in the RD-5 zone and 10 feet in the RD-7 zone, and where swing driveways are proposed garages are allowed a setback of 15 feet. Where detached sidewalks are proposed, the front living area and front yard setbacks may be reduced to 10 feet.
 - Rear Yard Setbacks (Section 5.4.2.C, Table 5.7.B): The minimum rear yard area is equal to 20 percent of the average lot depth for lots less than 125 feet. As proposed single-family residences will be allowed a rear yard setback of 15 feet in the RD-5 zone and 10 feet in the RD-7 zone.
6. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines) and the *Florin Vineyard Community Plan* (FVCP) design guidelines.

Lead Planner:

[Emma Patten, Associate Planner](#)

2. Control No. [PLNP2021-00149 Gerber Creek Unit 2 \(RZB-SPP-SDP-DRS\).](#)

APN: 065-0070-027-0000

Applicant: Lennar Homes

Owner: Polycomp Trust Company

Location: The property is located east of Gardner Avenue and approximately one-half mile south of Florin Road, in the south Sacramento community.

Request:

1. A **Rezone** from 10-acres of Agricultural-Residential 5 (AR-5) to 10 acres of Residential Density 5 (RD-5).
2. A **Tentative Subdivision Map** to divide a 10-acre property into 50 single-family lots and one landscape lot in the RD-5 zone.
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Front Yard Setback Standards (Section 5.4.2.C, Table 5.7.B): The minimum front yard setback is 20 feet in the RD-5 zone. As proposed the front living area and porch will be allowed a setback of 15 feet, the front porch will be allowed a setback of 15 feet and where swing driveways are proposed garages are allowed a setback of 15 feet. Where detached sidewalks are proposed, the front living area and front yard setbacks may be reduced to 10 feet.
 - Interior Side Yard Setbacks (Section 5.4.2.C, Table 5.7.B):
 - Rear Yard Setbacks (Section 5.4.2.C, Table 5.7.B): The minimum rear yard area is equal to 20 percent of the average lot depth for lots less than 125 feet. As proposed single-family residences will be allowed a rear yard setback of 15 feet.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines) and the *Florin Vineyard Community Plan* (FVCP) design guidelines.

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

3. Control No. [PLNP2021-00150 Gerber Creek Unit 3 \(CZB-SDP-SPP-DRS\).](#)

APN: 065-0070-022 and -059

Applicant/Owner: Lennar Homes

Location: The property is located approximately a quarter mile north of the intersection of Elk Grove Florin Road and Gerber Road on the west side of Elk Grove Florin Road in the south Sacramento community.

- Request:**
1. A **Florin Vineyard Community Plan Amendment** to amend the land use designations from 15.7 acres of Residential Density 3-5 (RD 3-5) and 5 acres of Residential Density 5-7 (RD 5-7) to 15 acres of RD 3-5 and 5.7 acres of RD 5-7.
 2. A **Rezone** from 20.7 acres of Agriculture-10 (A-10) with a flood zone overlay to 15 acres of Residential Density 5 (RD-5) and 5.7 acres of Residential Density 7 (RD-7).
 3. A **Tentative Subdivision Map** to divide a 20.7 acre property into 66 single-family lots, one detention basin lot, and one landscape lot in the RD-5 and RD-7 zones.
 4. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Lot Area Standards (Section 5.4.2.B, Table 5.7.A):
 - The minimum lot area for corner lots in the RD-7 zone is 5,200 sf. As proposed, lots in the RD-7 zone will have a minimum area of 5,000 sf.
 - Lot Width Standards (Section 5.4.2.B, Table 5.7.A)
 - The minimum lot width for corner lots in the RD-7 zone is 52 feet. As proposed the minimum lot width for corner lots in the RD-7 zone will be 50 feet.
 - Front Yard Setback Standards (Section 5.4.2.C, Table 5.7.B): The minimum front yard setback is 20 feet in the RD-5 and RD-7 zones. As proposed the front living area will be allowed a setback of 15 feet, the front porch will be allowed a setback of 15 feet in the RD-5 zone and 10 feet in the RD-7 zone, and where swing driveways are proposed garages are allowed a setback of 15 feet. Where detached sidewalks are proposed, the front living area and front yard setbacks may be reduced to 10 feet.
 - Rear Yard Setbacks (Section 5.4.2.C, Table 5.7.B): The minimum rear yard area is equal to 20 percent of the average lot depth for lots less than 125 feet. As proposed single-family residences will be allowed a rear yard setback of 15 feet.
 5. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines) and the *Florin Vineyard Community Plan* (FVCP) design guidelines.

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

4. Control No. [PLNP2021-00063 Shady Pines Tentative Subdivision Map.](#)
APN: 115-1080-073-0000
Applicant/Owner: Quest Trust/Area 51 Investments LLC
Location: The property is located at 8440 Stevenson Avenue, south of east Stevenson Avenue along Elegante Way in the South Sacramento community.
Request:
1. A **Tentative Subdivision Map** to divide a 1.92-acre parcel into nine lots in the RD-5 zone.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Desirae Fox, Assistant Planner](#)

B. MISCELLANEOUS

C. REPORT BACK ON PREVIOUS REVIEWS

D. REPORT ON PROJECTS TO COME

E. OTHER BUSINESS

F. REPORTS FROM STAFF