



# AGENDA

February 10, 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

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Conference ID#: 56157816

For Assistance Contact Kim Reading at [ReadingK@saccounty.net](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Desirae Fox, Nate Doberneck

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2020-00235 6048 Grant Avenue Tentative Parcel Map.](#)
- APN:** 260-0332-015-0000
- Applicant/Owner:** Aspenwood Holdings, LLC
- Location:** The property located at 6048 Grant Avenue, approximately 145 feet West of Verla Street in the Carmichael/Old Foothill Farms community.
- Request:**
1. A **Tentative Parcel Map** to divide a 0.35-acre parcel into two lots in the RD-5 zone.
  2. A **Special Development Permit** to allow the existing single-family residence and accessory structures to deviate from the following development standards:
    - Interior Side Yard Setback (Section 5.4.2.C, Table 5.7.B): The minimum interior side yard setback for an existing home from a private road easement is five feet. The existing single-family residence on the remainder parcel is proposed to be located two feet from the private road easement.

- Accessory Structure Square Footage (Section 5.4.5, Table 5.10.A): For lots less than 20,000 square feet, all accessory structures on a single parcel shall not exceed 50 percent of the habitable floor area of the primary residential dwelling. The existing detached garage on the remainder parcel is 660 square feet, exceeding the maximum square footage requirement (598 square feet).

3. A **Design Review** to comply with the Countywide Design Guidelines.

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

2. **Control No.** [PLNP2021-00116 Fulton Avenue Auto Sales Use Permit.](#)

**APN:** 268-0210-085-0000

**Applicant:** JTS Engineering Consultants, Inc.

**Owner:** Mueller 1 Trust

**Location:** The property located at 2760 Fulton Avenue, approximately 820 feet South of Marconi Avenue in the Arden Arcade community.

**Request:** 1. A **Conditional Use Permit** to allow for auto sales on a commercial property in the Fulton Avenue Special Planning Area.

2. A **Design Review** to comply with the Sacramento County Countywide Design Guidelines.

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

**3. Control No.** [PLNP2021-00191 Coyote Creek Agrivoltaic Ranch \(UPB-SPP-DRS\)](#).

**APN:** 072-0110-067-0000

**Applicant:** Sacramento Valley Energy Center, LLC

**Owner:** Barton Mosher Sacramento Ranches LP

**Location:** The property is located on an irregularly shaped aggregate 4 square miles of undeveloped land along Scott Road, extending from about 7,000-ft south of the White Rock Road-Scott Road intersection and extending southwards 3.4 miles to about 900 feet south of the Boys Ranch Road-Scott Road intersection, in the Cosumnes community.

**Request:**

1. A **Use Permit** to allow an approximately 200-megawatt photovoltaic solar energy generating facility (Commercial Solar Facility, Level II) and 400 mW BESS, on multiple parcels totaling approximately 2,555 acres, in the AG-80, AG-80 (F) (Flood Combining), M-2, and SPA (Aerojet Special Planning Area, *Sacramento County Zoning Code* Section 508-300).
2. A **Special Development Permit** to allow:
  - Reduced setbacks of zero (0) feet from internal property boundaries for solar arrays
  - Internal access roadways to be dirt rather than constructed with a dust free surface
  - Alternative landscape buffering materials
3. A **Design Review** to determine compliance with the Sacramento County Countywide Design Guidelines.

**Lead Planner:** [Nate Doberneck](#)

<b>B.</b>	<b>MISCELLANEOUS</b>
<b>C.</b>	<b>REPORT BACK ON PREVIOUS REVIEWS</b>
<b>D.</b>	<b>REPORT ON PROJECTS TO COME</b>
<b>E.</b>	<b>OTHER BUSINESS</b>

<b>F.      REPORTS FROM STAFF</b>