



AGENDA

**August 22, 2024
11:00 A.M – 1:00 P.M**

DESIGN REVIEW ADVISORY COMMITTEE

Planning and Environmental Review

Sacramento County This Meeting Will Be Held Via Zoom, To Join Call

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Conference ID#: 160 245 9701

Passcode#: 225064

For Assistance Contact Cathy Perrault at PerraultC@saccounty.gov

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Cathy Perrault, Leanne Mueller, Austin Chan, Nate Doberneck

A. REVIEW OF PENDING PROJECTS

- | | |
|-----------------------|---|
| 1. Control No. | <u>PLNP2024-00021 Arboleda BESS (UPB-SPB--DRS).</u> |
| APN: | 134-0220-063, 134-0220-064 |
| Applicant: | Arboleda Energy Storage, LLC |
| Owner: | Michael Wackman |
| Location: | The property is located at 10686 W Stockton Blvd. and 9401 Eschinger Road in the Delta community. |
| Request: | <ol style="list-style-type: none">1. A Use Permit to allow a Battery Energy Storage System (BESS) Facility in the Agricultural – 80 acres (AG-80) zoning district.2. A Special Development Permit to allow the proposed project to deviate from the following development standards:<ul style="list-style-type: none">• <u>Walls and Fences (Zoning Code Section 5.2.5.B:</u> Seven-foot maximum height fencing in front and interior yards in AG zones. An eight-foot-tall fence is proposed along the front and rear property lines.• <u>Landscape Standards (Zoning Code Section 5.2.4.B:</u> Container sizes for trees shall be 24-inch box for 35 percent of the trees and the remainder shall be 15-gallon. The plan deviates |

from the minimum container sizes for trees and a temporary irrigation system is proposed.

- Screen Fences (Zoning Code Section 5, Table 5.14) a: Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in this Code. The plan deviates from the 50' setback requirement from the ROW for this zoning and land use, and a 25' setback for fencing is proposed.

3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Lead Planner:

[Leanne Mueller, Senior Planner](#)

2. Control No. [PLNP2023-00224 Komlev Residence \(SPZ-DRS\).](#)
APN: 039-0011-001-0000
Applicant: Mike Tretyak
Owner: Vyacheslav Komlev
Location: The property is located at 6433 46th Street, approximately 360 feet south of the intersection of 47th Street and 46th Street, in the south Sacramento community.
Request: 1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Minimum Front Yard - Single Family Detached (Section 5.4.2, Table 5.7.C): The minimum front yard requirement is 24 feet (with PUPF). As proposed, the front yard is 12.5 feet.
- Minimum Rear Yard – Single Family Detached (Section 5.4.2, Table 5.7.C): Lots depths less than or equal to 125 feet must be 20 percent of the average lot depth, which is 10 feet. As proposed, the rear yard setback is 5 feet.
- Minimum Front Yard Setback – Accessory Dwelling Unit (ADU) (Section 5.4.5, Table 5.11): The minimum front yard setback requirement is 20 feet. As proposed, the front yard setback is 12.5 feet.

2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
Lead Planner: [Austin Chan, Assistant Planner](#)

3. Control No. [PLNP2023-00101 6809 Fleming Tentative Parcel Map \(PMR-SPZ-DRS\).](#)

APN: 051-0120-005-0000

Applicant/Owner: Prem Sing

Location: The property is located at 6809 Fleming Avenue, approximately 435 feet East of the intersection of Stockton Boulevard and Fleming Avenue in the South Sacramento community.

Request:

- 1) A **Tentative Parcel Map** to divide a single RD-5 lot, in the Stockton Boulevard NPA, from a 1.52 acre into four residential lots (0.17, 0.12, 0.12, and 0.87 acre).
- 2) A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): up to two lots may be served by a private drive without meeting the public street frontage requirement.
 - As proposed, three lots (Parcels 2, 3, and 4) would be accessed via a 20-ft wide private drive.
 - Minium Lot Width for RD-5 zoning district (SZC § 5.4.2.B, Table 5.7.A): Single-family residences on interior lots have a minimum lot width of 52-ft.
 - Proposed Parcels 2 and 3 would both have lot widths of 45-ft, which are 7-ft less than the minimum (87% of minimum).
 - Minimum Rear Yard (SZC § 5.4.2.C, Table 5.7.C): Lot depths less than or equal to 125-ft: 20% of the average lot depth.
 - Proposed Parcel 1 would have a lot depth of 65-ft which requires a minimum of 13-ft deep rear yard setback. As proposed, Parcel 1 would have a 10-ft deep rear yard setback, which is 3-ft less than the minimum (77% of minimum).
- 3) A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

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

- 4. Control No.** [PLNP2023-00291 AJ Carash \(UPZ-SPZ-DRS\).](#)
- APN:** 218-0231-009-0000
- Applicant:** Permitting Pros
- Owner:** Jasvir Deol
- Location:** The property is located at 3540 A Street in the North Highlands community.
- Request:**
1. A **Use Permit** to allow a carwash in the Light Commercial (LC) zoning district.
 2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Automobile Wash Facilities Use Regulations (Section 3.7.9.i): Various use-specific development standards are required for carwashes located within 300 feet of residential zones, general carwash standards, vacuum units and stalls, and parking. The proposed carwash is an existing self-service facility with several deviations.
 - Drive-Throughs (Section 3.9.3.V.): Various use-specific development standards required for drive-through design and location. The existing carwash deviates from several drive-through development standards.
 - Commercial Development Standards (Section 5.5.2, Table 5.13). There are development standards for commercial development for yard requirements, building height, landscaping requirements, parking requirements, lighting and signage. As proposed, the project deviates from the front yard setback, landscaping requirements, parking requirements, and signage.
 3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
- Lead Planner:** [Austin Chan, Assistant Planner](#)

B. MISCELLANEOUS
C. REPORT BACK ON PREVIOUS REVIEWS
D. REPORT ON PROJECTS TO COME
E. OTHER BUSINESS
F. REPORTS FROM STAFF