



# AGENDA

September 08, 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](mailto:ReadingK@saccounty.net)

Members: Bruce Monighan, Dan Richards, Gennifer Munoz

Staff: Dustin Littrell, Michael Wall, Kim Reading, Emma Patten, Nate Doberneck

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2022-00177 MAP Tentative Parcel Map at Lot 38 \(PMS-DRS\)](#)
- APN:** 201-1020-038-0000
- Applicant:** John Buckel
- Owner:** Benham Badiie
- Location:** The property is located in the Metro Air Park SPA.
- Request:**
1. A **Tentative Parcel Map** to divide a single 16.8-ac (gross) / 14.48-ac (net) into three new lots (1.79-ac, 10.44-ac. & 2.16-ac; gross) with associated public roadways, at 4740 West Elkhorn Blvd, located in the Metro Air Park SPA, having a split-overlay zone of District 5A and 5C.
  2. A **Design Review** to determine substantial compliance with the *Metro Air Park Design Guidelines*, and, the *Sacramento County Countywide Design Guidelines*.
- Lead Planner:** [Nate Doberneck, Associate Planner](#)

2. **Control No.** [PLNP2022-00191 Caselman South Estates.](#)  
**APN:** 115-0091-017-0000  
**Applicant/Owner:** Inna Miller of Beazer Homes Holdings, LLC. Supervisorial  
**Location:** The property is located south of Caselman road and west of Elk Grove Florin road in the Vineyard community.  
**Request:** 1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

- Front Yard Setback (Sacramento County Zoning Code Chapter 5, Table 5.7.B): The minimum front yard setbacks for a detached single-family residence is 20 feet. As proposed, front yard setbacks in the Caselman South Estates subdivision will be 13 feet. Garages will have a setback of 19 feet.
- Rear Yard Setback (Sacramento County Zoning Code Chapter 5, Table 5.7.B): The minimum rear yard setback for a detached single-family residence is a minimum of 20% of the average lot depth. As proposed, rear yard setback for covered patios will be ten feet for two-story residences and five feet for single-story residences.

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

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

<b>F.      REPORTS FROM STAFF</b>