



# AGENDA

March 28, 2019  
11:00 A.M – 1:00 P.M

## DESIGN REVIEW ADVISORY COMMITTEE

Office of Planning and Environmental Review  
Sacramento County – Old Administration Building  
827 7<sup>th</sup> Street, DCD Community Room, First Floor  
Sacramento, CA 95814

*The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the Office of Planning and Environmental Review at (916) 874-6141 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3<sup>rd</sup> party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929.*

Members: Bruce Monighan, Joshua Divelbiss, Jennifer Krauter  
Staff: Paul Gumbinger, Michael Wall, David Oulrey, Emma Patten, Nishant Seoni, Desirae Fox, Jessie Shen

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2018-00353. Heavy Equipment Parking Yard.](#)  
**APN:** 0130-013-0000.  
**Applicant:** Buta Singh  
**Owner:** Don Walker  
**Location:** The property is located at 6350 Bradshaw Road at the corner of Bradshaw Road and Elder Creek Road in the Vineyard Community  
**Request:**  
1. A **Use Permit** to allow the parking of heavy equipment on approximately 7.25 acres in the Industrial Reserve (IR) zoning district.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Emma Patten, Associate Planner](#)

**2. Control No.** [PLNP2018-00320. Wildflower Solar.](#)  
**APN:** 202-009-0030, 31, 32, and 33.  
**Applicant/Owner:** Wildflower Solar Land Holdings, LLC  
**Location:** The property is zoned M-2 (Heavy Industrial) located at the corner of West U Street and West 6<sup>th</sup> Street in the Rio Linda community.  
**Request:**  

1. A **Zoning Ordinance Amendment** to rescind conditions placed on Ordinance SZC-2010-0006.
2. A **Minor Use Permit** for a commercial solar facility on a 65.19 acre site.
3. A **Special Development Permit** to deviate from setback, fencing, and landscaping standards.
4. A **Design Review** to comply with the Countywide Design Guidelines.

  
**Lead Planner:** [Nishant Seoni, Assistant Planner](#)

**3. Control No.** [PLNP2018-00089. 5133 Marconi Avenue Tentative Parcel Map.](#)  
**APN:** 272-0130-022-0000.  
**Applicant:** HR Borzo, Inc.  
**Owner:** Armando Shane & Mehrnaz Sharifian Esfahani  
**Location:** The property is located at 5133 Marconi Avenue, Carmichael, CA 95608 Approximately 340 Feet East of Walnut Avenue in the Carmichael Community.  
**Request:**  

1. A **Tentative Parcel Map** to divide approximately 0.88 acres into four lots in the RD-5 zone in the Carmichael Community.
2. A **Special Development Permit** to allow the three lots to be accessed by a private drive.

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

4. **Control No.** [PLNP2018-00283. Wesley Avenue Parcel Map.](#)  
**APN:** 039-0091-006.  
**Applicant:** Phillip Chang  
**Location:** The Property Is Located at 0 Wesley Avenue, Approximately 850 Feet East Of Franklin Boulevard And 275 Feet South Of 49<sup>th</sup> Avenue in the South Sacramento County  
**Request:**

1. A **Tentative Parcel Map** to create four residential lots on 0.78-acre property on an RD-10 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

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

5. **Control No.** [PLNP2018-00333. Simmerhorn Ranch.](#)  
**APN:** 150-0082-019.  
**Applicant:** Price Walker  
**Engineer:** Timothy Denham  
**Owner:** Solange G. Altman  
**Location:** The property is located at 13632 Marengo Road, at the southwest corner of the Simmerhorn Road and Marengo Road intersection and bounded by Boessow Road to the south, in the Southeast Area community.  
**Request:**

1. A **Tentative Parcel Map** to divide an approximately 119.5 gross acre parcel into two parcels in the Urban Reserve (UR) zoning district.
2. A **Design Review** to comply with Countywide Design Guidelines

**Lead Planner:** [Jessie Shen, Associate Planner](#)

**B MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

<b>E. OTHER BUSINESS</b>
<b>F. REPORTS FROM STAFF</b>