



# AGENDA

September 23, 2021  
11:00 A.M – 1:00 P.M

## DESIGN REVIEW ADVISORY COMMITTEE

Office of 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#568255

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, Meredith Holsworth, Jessica Brandt, David Oulrey, Gemma Tierney, Rebecca True

### A. REVIEW OF PENDING PROJECTS

1. **Control No.** [PLNP2021-00017 Landis Avenue Tentative Parcel Map.](#)  
**APN:** 273-0311-038, 273-0311-039, 273-0311-056  
**Applicant:** Igor Musiyets  
**Owner:** Anna Mulyar  
**Location:** The property is located at 6050 and 6054 Landis Avenue, Located South of Landis Avenue and approximately 500 feet west of California Avenue in the Carmichael/Old Foothill Farms community.  
**Request:**  
1. A **Tentative Parcel Map** to divide 0.76 acres into four lots in the RD-5 zone.  
2. A **Special Development Permit** to allow four lots to take access from a private drive and for the existing duplexes to deviate from the required front yard setback.  
3. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Rebecca True, Assistant Planner](#)

**2. Control No.** [PLNP2021-00144 6233 Gobernadores Lane.](#)  
**APN:** 283-0570-003-0000  
**Applicant/Owner:** Jeffrey Alvin Hallsten  
**Location:** The property is located at 6233 Gobernadores Lane, located approximately 380 feet east of the California Avenue and Oak Avenue intersection in the Carmichael/Old Foothill Farms community.  
**Request:**  
1. A **Board Review** for a 5,263 square foot single-family dwelling on approximately 0.45 acres in the Residential, 2 units per acre (RD-2) zone, Parkway Corridor Combining Zone, and Carmichael Colony Neighborhood Preservation Area (NPA).  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Meredith Holsworth, Associate Planner](#)

**3. Control No.** [PLNP2021-00011 Sloughouse Solar Facility \(UPB, SPZ, DRS\).](#)  
**APN:** 126-0110-001, -003  
**Applicant:** Sloughouse Solar, LLC  
**Owner:** Wanlass QTIP Trust  
**Location:** The property is located at the southwest corner of Dillard and Meiss Roads in the Cosumnes community.  
**Request:**  
1. A **Use Permit** to allow an approximately 50 megawatt solar photovoltaic generating facility (Commercial Solar Facility, Level II) on approximately 400 acres of two properties totaling approximately 796 acres, in the AG-20 (Agricultural) and AG-20 (F) (Flood Combining) zones.  
2. A **Special Development Permit** to allow internal access roadways to be dirt rather than constructed with a dust free surface.  
3. A **Design Review** to comply with the Countywide Design Guidelines.  
**Lead Planner:** [Jessica Brandt, Senior Planner](#)

**4. Control No.** [PLNP2020-00245 Calvine Station Retail Center.](#)  
**APN:** 115-0130-084-0000  
**Applicant:** Catalyst Development Partners  
**Owner:** Sacramento Regional Transit District  
**Location:** The property is located at the southeast corner of Calvine Road and Auberry Drive in the South Sacramento community.  
**Request:**

1. A **Use Permit** to allow a car wash, and a drive through restaurant within 300 feet of a residential zoning district.
2. A **Tentative Parcel Map** to divide the 4.1 acre parcel into four parcels.
3. A **Design Review** to comply with the Countywide Design Guidelines.

**Lead Planner:** [David Oulrey, Associate Planner](#)

**5. Control No.** [PLNP2021-00139 Legend Athletics at Bradview Park.](#)  
**APN:** 067-0160-055-0000  
**Applicant/Owner:** Tabytha Wampler  
**Location:** The property is located at 3734 Bradview Drive, Cordova community.  
**Request:**

1. A **Conditional Use Permit** to allow an indoor recreation facility within an existing warehouse in the M-1 Zone.
2. A **Design Review** to determine compliance with the Countywide Design Guidelines.

**Lead Planner:** [Gemma Tierney, Assistant Planner](#)

**B. MISCELLANEOUS**

**C. REPORT BACK ON PREVIOUS REVIEWS**

**D. REPORT ON PROJECTS TO COME**

**E. OTHER BUSINESS**

<b>F.      REPORTS FROM STAFF</b>