



AGENDA

January 8, 2020
9:00 AM

PROJECT REVIEW COMMITTEE

Sacramento County - Old Administration Building
827 7th Street, Community Room, First Floor
Sacramento, CA 95814-1298

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 the Clerk of the Board at (916) 874-5411 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3rd party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-855-7100.

MEETINGS ARE HELD EVERY 2ND AND 4TH WEDNESDAY OF THE MONTH

Department:	Condition Review / Initial Review Representative(s):
Chairman	Brian Holloway
Application Processing Section	Manuel Mejia / Joelle Inman
Building Inspection	John Durborough
Division of Public Health	Megan Sheffield / Yvonne Rodriguez
Department of Transportation	Tony Do / Pete Kokkinis
Department of Water Resources	Luis Rodriguez / Paula Furlan / Dimitry Mezentsev / Michael Durkee
Design Review Administrator	Paul Gumbinger / Michael Wall / Hussein Abdu
Environmental Management	Chris Hunley /Megan Floyd
Sacramento Area Sewer District, Water Quality	Yadira Lewis
Sacramento Metropolitan Fire District	Amy Nygren / Michael Hambrick
Site Improvement and Permits Section	Javier Zaragoza / Tony Santiago
SMUD	Yujean Kim / John Yu / Duncan McCormack
Southgate Recreation and Park District	Juanita Cano / Vince King
Survey Section	Jon Scarpa
Sheriff's Department	James Hicks

[PRC MEMBERS: TO VIEW PRC-RELATED DOCUMENTATION, PLEASE CLICK HERE.](#)

Order of Agenda:

- I. Initial Application Review
- II. Review Conditions of Approval
- III. Public Comment

I. INITIAL APPLICATION REVIEW:

1. CONTROL NO.: PLNP2019-00341 – 1530 Howe Avenue Redevelopment Project

APN: 285-0061-002-0000

Applicant: PEG Companies

Representative: Philips Land Law, Inc.

Location: A property located at 1530 Howe Avenue approximately 600 feet south of Arden Way in the Arden Arcade community.

Request: A **Use Permit** to allow multi-family housing exceeding 150 units on a 4.6 acre property in the LC zone. A **Special Development Permit** to deviate from multi-family development standards. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 11/4/2019

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197, pattene@saccounty.net

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00336 – Jed’s Trail AT&T Cell Tower

APN: 289-0340-028

Applicant: Epic Wireless Group

Owner: Sacramento Regional County Sanitation District (SRCSD)

Location: A property located at 1000 River Walk Way, southeast of the river walk way access to the Jedediah Smith Memorial Trail in the American River Parkway in the Carmichael/Old Foothill Farms community.

Request: A **Use Permit** from the Planning Commission to allow a monopole in the O zoning district and to exceed the 55 feet height requirement. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 10/30/2019

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441, baatarb@saccounty.net

[Click here for more details.](#)

<p>3.</p>	<p>CONTROL NO.: PLNP2019-00332 – Vintage Park Estates Time Extension</p> <p>APN: 121-0110-056</p> <p>Applicant: Steve Chamberlain</p> <p>Owner: Roman Catholic Bishop of Sacramento</p> <p>Location: A property located at the southwest corner of the Vintage Park Drive and Bothwell Drive intersection in the Vineyard community.</p> <p>Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend by five years the expiration date of the Vintage Park Estates Tentative Subdivision Map (Control No. 2014-00090), which involves the division of 17.9 acres into 81 single-family residential lots zoned RD-5 (Residential 5) in the Vineyard community.</p> <p>Application Date: 10/28/2019</p> <p>Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net</p> <p>Click here for more details.</p>
<p>4.</p>	<p>CONTROL NO.: PLNP2019-00157 – Carmichael Commons</p> <p>APN: 230-0120-010, 230-0131-001, and 230-0120-011</p> <p>Applicant: Generations Construction LLC</p> <p>Owner: Northern California Conference of SDA</p> <p>Location: A property located at 5601 Winding Way, on the northwest corner of Winding Way and Hackberry Lane in the Carmichael community.</p> <p>Request: A Rezone from Residential 2 (RD-2) to Residential 25 (RD-25) on approximately 15.55 acres. A General Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 15.55 acres. A Use Permit to allow the following within the RD-25 zone: A congregate care facility; A convalescent hospital; and Multi-family development exceeding 150 units. A Tentative Parcel Map to reconfigure the existing three parcels to accommodate the existing school, proposed senior living community, and proposed convalescent hospital (assisted living and memory care) on three separate parcels. A Special Development Permit to allow the proposed project to deviate from the following development standards: Trash Enclosure Setback (Section 5.4.3.F): Trash and recycling enclosures shall be located a minimum of 25 feet from any residentially zoned property line, and property used for residential purposes. The proposed project shows a 15 foot setback from the school property, which contains a residential zone. Multi-family Use Fences (Section 5.2.5.C.2): Either a solid wood fence or masonry wall of at least six feet in height shall be provided along the interior property lines when located adjacent to residential zoning districts. The proposed project shows a six foot tall black chain link fence. Identification Signs (Section</p>

5.10.1.M): Deviations from sign development standards are pending. Multifamily Setback Requirements from Existing Single-family Residential (Table 5.8): One-story multi-family residential development shall be setback a minimum of 25 feet from existing single-family residential development. The proposed project shows the fourplexes along the north property line less than 25 feet from the adjacent property line shared with the existing single-family residences. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 5/1/2019

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

5. CONTROL NO.: PLNP2019-00270 – Arbardee Drive Time Extension

APN: 246-0051-015

Applicant: Burrell Consulting Group, Inc.

Owner: Norm Scheel

Location: A property located at 4825 Arbardee Drive, approximately 175 feet south of Latimer Way in the Fair Oaks community.

Request: A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend by five years the expiration date of the Arbardee Tentative Parcel Map (Control No. 2016-00169), which involves the division of a 0.94-gross acre parcel into three single-family residential lots zoned RD-3 in the Fair Oaks community.

Application Date: 8/26/2019

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net

[Click here for more details.](#)

6. CONTROL NO.: PLNP2019-00291 – 6624 Beech Avenue Tentative Parcel Map

APN: 213-0480-005

Applicant: Jim Tilton

Owner: CNA Engineering Inc.

Location: A property located at 6624 Beech Avenue in the Orangevale community.

Request: A **Tentative Parcel Map** to divide 2.16 acres into four lots in the RD-2 zone. A **Special Development Permit** to allow: a reduction in the minimum lot area for Parcels 3 and 4; and more than two lots to be accessed by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/12/2019

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net

[Click here for more details.](#)

7. CONTROL NO.: PLNP2019-00067 – Royal Event Hall Use Permit

APN: 050-0301-051

Applicant: Tejpal Singh Virk

Owner: Seung Baek

Location: A property zoned General Commercial (GC) located at 7323 Home Leisure Plaza, Suite 6, in the South Sacramento community.

Request: A **Use Permit** to allow an event hall exceeding a capacity of 300 persons within the GC zone. A **Special Development Permit** to allow a shared parking arrangement for an event hall in a commercial strip center. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/15/2019

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net

[Click here for more details.](#)

<p>8.</p>	<p>CONTROL NO.: PLNP2019-00205 – 5930 Filbert Avenue Tentative Parcel Map</p> <p>APN: 223-0480-047</p> <p>Applicant: Unico Engineering</p> <p>Owner: Robert & Kim Smith</p> <p>Location: The property is located at 5930 Filbert Avenue, southeast of the Clarissa Dr. /Filbert Avenue intersection in the Orangevale community.</p> <p>Request: A Tentative Parcel Map to divide approximately 0.59 acres into two parcels in the single-family residential (RD-4) zoning district. An Incidental Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 6/20/2019</p> <p>Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441, baatarb@saccounty.net</p> <p>Click here for more details.</p>
<p>9.</p>	<p>CONTROL NO.: PLNP2019-00271 – Foothill Farms Shopping Center Tentative Parcel Map</p> <p>APN: 220-0152-043, 044, And 045</p> <p>Applicant: Foothill Farms Sacramento, LLC</p> <p>Owner: Burrell Consulting Group, Inc.</p> <p>Location: A property located at 5107 Garfield Avenue and 5445 and 5455 Auburn Boulevard at the northwest corner of Auburn Boulevard and Garfield Avenue in the Carmichael/ Old Foothill Farms community.</p> <p>Request: A Tentative Parcel Map to divide an approximately 6.12 acre parcel in the Light Commercial (LC) zoning district into three separate parcels measuring 4.95 acres, 0.78 acres, and 0.39 acres. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 8/26/2019</p> <p>Lead Planner: Emma Patten, Associate Planner, (916) 875-4197, pattene@saccounty.net</p> <p>Click here for more details.</p>

<p>10.</p>	<p>CONTROL NO.: PLNP2017-00270 – Silva Ranch Biosolids</p> <p>APN: 136-0280-023 / 024 /037 / 039 / 040; 138-0060-025 / 028 / 030 / 031 / 049 / 053/ 054 / 059 / 061 / 064; 140-0030 / 028 / 029 140-0050-021</p> <p>Applicant: Synagro West, LLC</p> <p>Owner: Gary Silva Sr.</p> <p>Location: Located at 13955 Twin Cities Road in the Southeast Community.</p> <p>Request: A Use Permit Amendment to renew existing permits to allow the continuation of the spreading and disking into the topsoil of digested municipal sewage biosolids on approximately 3,336-acres, as a use not otherwise allowed for in the Agricultural zones, pursuant to Zoning Code Section 3.2.4.A. This project will renew Use Permit 04-UPB-0427 that was approved by the Board of Supervisors on October 12, 2005 and expired on December 31, 2017. Other Use Permits, include, Use Permit No. 92-UPB-0726, approved March 15, 1995; 96-UPB-XXX-0323, approved October 22, 1997; and 96-UPB-0576, approved June 11, 1997.</p> <p>Application Date: 9/28/2017</p> <p>Lead Planner: Leanne Mueller, Senior Planner, (916) 874-6155, muellerl@saccounty.net</p> <p>Click here for more details.</p>
<p>11.</p>	<p>CONTROL NO.: PLNP2018-00132 – Turnbull Place</p> <p>APN: 253-0091-006</p> <p>Applicant: Bondaruk Veniamin</p> <p>Engineer: CNA Engineering, Inc./ Steve Norman</p> <p>Location: The property is located at 5536 Turnbull Circle, approximately 0.2 miles northwest of the Madison and Illinois Avenues intersection, in the Fair Oaks community.</p> <p>Request: A Community Plan Amendment and Rezone of approximately 5.40 acres from the existing Agricultural Residential, 5.4 acres (AR-5) and approximately 0.16 acre from the existing Residential, 5 dwelling units per acre (RD-5) zoning designation with Natural Streams (NS) combining overlay, for a total of 5.56 acres, to the proposed Residential, 3 dwelling units per acre (RD-3) zoning designation with NS combining overlay. A Tentative Subdivision Map to divide an approximately 5.56-grossacre- parcel into 12 lots in the proposed RD-3 zoning district with NS combining overlay. A Special Development Permit to allow: 12 lots to be served by a private drive; Reductions in minimum front yard setbacks for Lots 1, 5, 6, 9, 10, 11, and 12; and Reductions in minimum rear yard setbacks for Lots 3, 4, 5, and 6. A Design Review to comply with the Sacramento County Countywide Design Guidelines (Countywide Design Guidelines).</p>

	<p>Application Date: 5/16/2018</p> <p>Lead Planner: <i>Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net</i></p> <p>Click here for more details.</p>
12.	<p>CONTROL NO.: PLNP2019-00087 – Milagro Monument Sign</p> <p>APN: 272-0200-068</p> <p>Applicant: Capital City Signs</p> <p>Owner: Allen Davis</p> <p>Location: The property is located at 6241 Fair Oaks Boulevard, approximately 500 feet south of Marconi Avenue in the Carmichael community.</p> <p>Request: A Special Development Permit to allow the monument sign to exceed the height and size requirements of the Fair Oaks Main Special Planning Area (SPA). A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 3/5/2019</p> <p>Lead Planner: <i>Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net</i></p> <p>Click here for more details.</p>

III. PUBLIC COMMENT: