



**AGENDA**  
**Project Review Committee**  
**October 14, 2020 at 9:00 AM**  
**(Teleconference)**

**ANNOUNCEMENT**

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item.

Written comment

- Send an email comment to [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net). Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

**MEETING MATERIAL**

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Project Review Committee"). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

**ACCOMMODATION**

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net) prior to the meeting.

<b>Department:</b>	<b>Representative(s):</b>
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

### **INITIAL APPLICATION REVIEW**

1. **[PLNP2020-00108 – Birkmont Business Park](#)**

Supervisory District(s): Nottoli

Assessor Parcel No: 072-3130-010

Applicant/Owner: Easton Development Company, LLC

Location: Southeast Of The Folsom Boulevard And Birkmont Drive Intersection In The Cordova Community.

Request: Tentative Parcel Map To Divide A 39.52 Acre Parcel Into Six Commercial Lots In The Aerojet Special Planning Area.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 5/6/2020

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

2. [PLNP2018-00070 – Verde Cruz Townhomes](#)

Supervisory District(s): Peters

Assessor Parcel No: 236-0254-009

Applicant/Owner: MP Brothers, LLC

Location: 4904 Manzanita Avenue, At The Northeast Corner Of The Manzanita Avenue And Bourbon Drive Intersection In The Carmichael/Old Foothill Farms Community.

Request: Tentative Subdivision Map To Divide Approximately 1.75 Acres Into 17 Residential Lots And One Common/Landscape Area Lot In The RD-10(NS) Zoning District.

Use Permit To Allow 17 Attached Single-Family Dwellings In The RD-10(NS) Zoning District.

Special Development Permit To Allow:

- Reductions In Minimum Lot Area Required For Parcels 1 Through 17;
- Reductions In Minimum Lot Width Required For Parcels 1 Through 17;
- Parcels 1 Through 17 To Be Served By A Private Drive;
- Reductions In Minimum Front Yard Setback Required For Parcel 11;
- Reductions In Minimum Interior Side Yard Setbacks For Parcels 1, 10, 11 And 17;
- Reductions In Minimum Rear Yard Setbacks For Parcels 1, 2, And 7 Through 11;
- Reductions In Minimum Building Width Required For Parcels 1 Through 9 And 12 Through 17;
- No Common Outdoor Amenity Provided;
- No Tree Provided In The Front Yard For Single-Family Dwellings On Parcels 2, 4, 6, 8, 10, 13 And 15;
- Reduction In The Width Of A Landscape Planter Located At The Western End Of The Parking Aisle For Spaces 4 Through 17;
- No Parking Area Screening Wall Provided Between The Parking Spaces In The Northeast Portion Of The Project Site And Adjacent Residential Parcel To The East; And
- Reduction In The Width Of A Landscape Planter Along The Southeast Perimeter Of The Trash Enclosure.

Design Review To Comply With Countywide Design Guidelines.

Application Date: 3/23/2018

Lead Planner: Jessie Shen, Associate Planner  
(916) 875-3711, [shenj@saccounty.net](mailto:shenj@saccounty.net)

3. **PLNP2020-00085 – 7139 Almond Avenue Incidental Agricultural Accessory Structure**

Supervisory District(s): Frost

Assessor Parcel No: 257-0180-024

Applicant/Owner: Joseph Reilly

Location: 7139 Almond Ave, South Of The Menke Way And Almond Ave Intersection In The Orangevale Community.

Request: Special Development Permit For A New Incidental Agricultural Accessory Structure On A One Acre Property In The Residential (RD-2) Zone With The Following Deviations:

- 6-Foot Side Yard Setback, With Less Than The 10-Foot Side Yard Minimum Setback Standard.
- Height Of 27 Feet, Which Is Greater Than The 24 Feet Maximum Standard.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/2/2020

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

4. **PLNP2019-00028 – Stockton Boulevard Gas Station Use Permit**

Supervisory District(s): Kennedy

Assessor Parcel No: 051-0180-021

Applicant/Owner: Mel Higginbotham/Capital Development

Location: 7599 Stockton Boulevard In The South Sacramento Community.

Request: Use Permit To Allow A Service Station And Car Wash.

Special Development Permit To Deviate From Canopy Height, Car Wash Exit And Other Standards.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 1/24/2019

Lead Planner: Nishant Seoni, Assistant Planner  
(916) 874-7966, [seonin@saccounty.net](mailto:seonin@saccounty.net)

5. **PLNP2020-00062 – Rothery Accessory Dwelling Unit**

Supervisorial District(s): Serna

Assessor Parcel No: 215-0161-006

Applicant/Owner: James Rothery

Location: 5905 22nd Street In The Rio Linda/Elverta Community.

Request: Special Development Permit To Allow A 1,200 Square Foot Accessory Dwelling Unit.

Application Date: 3/2/2020

Lead Planner: Nishant Seoni, Assistant Planner  
(916) 874-7966, [seonin@saccounty.net](mailto:seonin@saccounty.net)

Meetings Are Held Every 2nd And 4th Wednesday Of The Month