



AGENDA

October 23, 2019

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.: PLNP2019-00239 – Eskaton Carmichael Parking Addition APN: 256-0040-033/035 Applicant: Warren Consulting Engineers, Inc. Owner: Eskaton Properties, Inc. Location: A property located at 3831 Walnut Avenue, approximately 1,500 feet south of Cypress Avenue in the Carmichael Community. Request: A Special Development Permit to allow a parking lot to be developed within 25 feet of an adjoining residentially-zoned property. A Design Review to comply with the Countywide Design Guidelines. Application Date: 7/30/2019 Lead Planner: Meredith Holsworth, Associate Planner, (916)874-5835, holsworthm@saccounty.net Click here for more details.
2.	CONTROL NO.: DRCP2019-00139 – Burlington At Howe Bout Arden APN: 285-0050-017 Applicant: SyWest Development Location: A property located at 1596 Ethan Way in the Arden-Arcade Community. Request: A Major, Non-Discretionary Design Review to determine substantial compliance with the Countywide Design Guidelines. Application Date: 9/26/2019 Lead Planner: Lauren Haas, Design Review Planner, (916) 875-5562, haasl@saccounty.net Click here for more details.

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2019-00275 – El Modena Avenue Parcel Map

APN: 202-0272-008

Applicant: Matthew Souza

Owner: Raul Melendez and Evelin Rivas

Location: A property located at 8408 El Modena Avenue, approximately 2,400 feet north of Elverta Road in the Rio Linda-Elverta Community.

Request: A **Tentative Parcel Map** to divide 9.72 acres into four parcels in the AR-2 zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/3/2019

Lead Planner: *Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net*

[Click here for more details.](#)

4. CONTROL NO.: PLNP2019-00270 – 4825 Arbardee Drive Parcel Map Time Extension

APN: 246-0051-015

Applicant: Burrell Consulting Group, Inc.

Owner: Norm Scheel

Location: A property located at 4825 Abrardee 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 the expiration date five years from the date of final action by the hearing body for a 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.](#)

I. INITIAL APPLICATION REVIEW:

5. **CONTROL NO.:** PLNP2019-00205 – 5930 Filbert Avenue Tentative Parcel Map

APN: 223-0480-047

Applicant: Unico Engineering

Owner: Robert & Kim Smith

Location: The property is located at 5930 Filbert Avenue, southeast of the Clarissa Dr. /Filbert Avenue intersection in the Orangevale Community.

Request: A **Tentative Parcel Map** to divide approximately 0.59 Acres into two parcels in the RD-4 zoning district. An **Incidental Design Review** to comply with the Countywide Design Guidelines.

Application Date: 6/20/2019

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

[Click here for more details.](#)

6. **CONTROL NO.:** PLNP2019-00251 – Ciuruc Accessory Dwelling Unit

APN: 207-0230-017

Applicant: John Radu

Owner: Joseph Ciuruc

Location: The property is located at 1401 I Street in the Rio Linda/Elverta Community.

Request: A **Special Development Permit** from the Zoning Administrator to allow a 676 square foot garage attached to a 558 square foot ADU, which exceeds the allowed 50 percent of non-habitable square footage for attached space.

Application Date: 8/8/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

7. CONTROL NO.: PLNP2019-00233 – Espinosa-Gomez Residence

APN: 206-0242-001

Applicant: Gary Lunger

Owner: Max Espinosa

Location: A property located at 6632 5th Street in the RD-5 (Single-Family Residential) Zoning District in the Rio Linda/Elverta Community.

Request: A **Special Development Permit** from the Zoning Administrator to deviate from the following development standards:

- a. Primary Residence: Allow a four foot, two inch rear setback instead of the required 17 foot and 2.4 inch rear setback (Zoning Code Table 5.7 Footnote 12).
- b. Garage Enlargement: Allow a 19 foot, four inch tall accessory structure instead of the maximum allowed 16 foot height.

An **Incidental Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/23/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

8. CONTROL NO.: PLNP2019-00196 – South Bar Lane Accessory Dwelling Conversion

APN: 134-0141-009

Applicant: Brent and Christina Barnett

Owner: Bruce/Colleen Barnett Family Revocable Trust

Location: A property located at 9790 S. Bar Lane, located on the west side of S. Bar Lane at the northwest corner of intersection with Gay Lane in the Cosumnes Community.

Request: A **Special Development Permit** to permit the conversion of an existing 1,400 square foot primary dwelling to an Accessory Dwelling Unit (ADU) with 1,122 square feet of conditioned space. The Special Development Permit will also permit the ADU to be two stories.

Application Date: 6/12/2019

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

9. CONTROL NO.: PLNP2019-00218 – 4916 Donovan Drive Kennel Special Development Permit

APN: 282-0105-005

Applicant: Robert Meacham

Owner: Robert Meacham

Location: A property located at 4916 Donovan Drive in the Carmichael/Old Foothill Farms Community.

Request: A **Special Development Permit** to deviate from maximum total square footage and interior side yard for existing residential accessory structures on approximately 0.23 acres in the RD-5 Zone. An **Incidental Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/5/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

10. **CONTROL NO.:** PLNP2019-00081- 7-Eleven On Stockton Boulevard
- APN:** 043-0220-009
- Applicant:** Tekin & Associates, LLC
- Owner:** TA Stockton Florin, LLC
- Location:** A property located at the northeast corner of the Florin Road and Stockton Boulevard intersection in the South Sacramento Community.
- Request:** A **Use Permit** to allow a 24-hour automobile service station with a 1,680 square foot fuel canopy covering three pump islands and a 3,048 square foot 24-hour convenience store on a 0.44-acre property in the SC zoning district. A **Special Development Permit** to allow: A deviation from the 135-foot minimum public street frontage for all new primary service stations to 126-feet. A reduction in the required 20 percent landscape area to 17 percent. A taller fuel station roof structure above the design structure clearance height from two and a half feet to three feet. A reduction in the required eight foot wide landscape planter between the parking area and sidewalks to four feet. A deviation from the required 56-foot front and street side yard setback to 20 feet. A deviation from the perimeter landscape planter around three sides of the trash enclosure to landscaping around only two sides of the enclosure. A deviation from the required 125-square foot maximum sign area for all signs on an automobile service station site to 193.25 square feet. A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 2/28/2019
- Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@saccounty.net
- [Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

11. **CONTROL NO.:** PLNP2019-00182 – Waegell’s Eagles Nest Tentative Parcel Map

APN: 067-0110-016

Applicant: Claybar Engineering, Inc.

Owner: Margaret D. Waegell, Trustee

Location: A property located at 7266 Eagles Nest Road, Sacramento, CA 95830 in the Vineyard Community.

Request: A **Tentative Parcel Map** subject to the approval of the Planning Commission to divide one 162 acre agricultural property into two parcels. The parcel split will result in the following parcels:

- a. Parcel 1: 160 acres (gross)
- b. Parcel 2: 2 acres (gross) with an existing residence.

A **Special Development Permit** to allow for the reduction of the minimum lot area for an agricultural property pursuant to Section 6.4.6.I.1 of the Zoning Code. The minimum lot size allowed for a property in the AG-160 zone is 160 acres. The proposed lot area for Parcel 2 is 2 acres. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 5/24/2019

Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net

[Click here for more details.](#)

12. **CONTROL NO.:** PLNP2019-00201 – Kirkwood Street Accessory Dwelling Unit

APN: 154-0030-014

Applicant: GTS Construction & Development

Owner: Mike and Janine Tennant

Location: A property located at 12122 Kirkwood Street, in the Southeast Community.

Request: A **Special Development Permit** to allow a one-story 1,200 square foot ADU with approximately 590 square feet of non-habitable space.

Application Date: 6/17/2019

Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

13. **CONTROL NO.:** PLNP2019-00047 – Dillard Road Parcel Map
- APN:** 126-0171-005, 126-0171-012
- Applicant:** Carie and James Smith
- Location:** A property located at 9156 and 9146 Dillard Road, approximately 740 feet northeast of Keating Road in the Cosumnes Community.
- Request:** A **Tentative Parcel Map** to divide two parcels totaling 11.9 acres into four lots with a remainder lot in the A-2 zone. A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 2/1/2019
- Lead Planner:** *Desirae Fox, Assistant Planner, (916) 875-3035, foxde@sacounty.net*
- [Click here for more details.](#)

III. PUBLIC COMMENT: