



AGENDA
Project Review Committee
October 28, 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. 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 prior to the meeting.

Department:	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

INITIAL APPLICATION REVIEW

1. [**PLNP2020-00115 – Metro Air Park Shell Station And Quick Service Restaurant**](#)

Supervisory District(s): Serna

Assessor Parcel No: 201-1020-091

Applicant/Owner: AU Energy, LLC

Location: West Side Of Metro Air Park Way, Approximately 260 Feet South Of The Intersection Of Metro Air Park Way And Meister Way In The Natomas Community.

Request: Conditional Use Permit To Allow An Automotive Service Station Within The Metro Air Park Special Planning Area.

Special Development Permit To Deviate From The 125 Square Foot Maximum Signage Requirement For Auto Service Stations, The 16 Foot Maximum Canopy Height And The 2'6" Maximum Canopy Thickness Requirements.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 5/20/2020

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, oulreyd@saccounty.net

2. **PLNP2020-00105 – Magnolia Avenue Tentative Parcel Map**

Supervisorial District(s): Peters

Assessor Parcel No: 242-0231-100 And 242-0423-050

Applicant/Owner: Shyrel Gaskey

Location: 7764 Magnolia Avenue, Approximately 280 Feet West Of The Magnolia Avenue And New York Avenue Intersection In The Fair Oaks Community.

Request: Tentative Parcel Map To Divide Two Existing Parcels Totaling Approximately 2.37 Gross Acres Into Four Parcels Plus One Remainder Parcel In The RD-5 Zoning District.

Special Development Permit To Allow More Than Two Lots To Be Served By A Private Drive.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 5/6/2020

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

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

(Continued From October 14, 2020; Item No. 4)

Supervisorial 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 Setback, Canopy Height And Car Wash 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

4. **PLNP2019-00301 – Fair Oaks Office Building**

Supervisorial District(s): Peters

Assessor Parcel No: 292-0141-0140

Applicant/Owner: Borges Architectural Group/3610 Fair Oaks, LLC

Location: 3610 Fair Oaks Boulevard, Approximately 345 Feet South Of Fair Oaks Boulevard In The Arden Arcade Community.

Request: Special Development Permit To Allow For A Proposed Office Park To Deviate From The Following Development Standards:

- Deviation From The Walls And Fences Standard To Allow A Wooden Fence Along The Southern Property Line (Section 5.2.5.D.2).
- Deviate From The Required Parking Spaces. The Project Requires 28 Parking Spaces And Only 26 Parking Spaces Are Requested (Table 5.21).
- Deviation From The Required Setbacks.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 9/27/2019

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

5. **PLNP2020-00146 – Taco Bell Rancho Murieta**

Supervisorial District(s): Frost

Assessor Parcel No: 073-0890-029

Applicant/Owner: Silver Oak Management, Inc.

Location: 7205 Murieta Drive, Approximately 650 Feet Southeast Of The Jackson Road And Murieta Drive Intersection In The Rancho Murieta Community.

Request: Use Permit To Allow A Drive-Through With Amplified Sound Features Located Within 300 Feet Of Residential Zoning Districts On Approximately 0.65 Acres In The LC(PD) Zoning District.

Special Development Permit To Allow A Reduced Reservoir (Stacking) Space Of 171 Feet From The Required 180 Feet For The Proposed Drive through Lane.

Design Review To Comply With Countywide Design Guidelines.

Application Date: 6/16/2020

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

6. **[PLNP2020-00179 – 15426 De La Cruz Drive Development Plan Review](#)**
Supervisorial District(s): Frost

Assessor Parcel No: 073-0830-033

Applicant/Owner: Alexander Bourkov

Location: 15426 De La Cruz Drive, Approximately 0.5 Mile East Of The Murieta Drive And De La Cruz Drive Intersection In The Rancho Murieta Community.

Request: Development Plan Review To Allow An Approximately 4,900-Square Foot Single-Family Residence On 0.42 Acres In RD-5(PD) Zoning District.

Application Date: 7/28/2020

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

7. **[PLNP2020-00200 – Florin Road 7-Eleven Trash Enclosure](#)**
Supervisorial District(s): Kennedy

Assessor Parcel No: 065-0020-043

Applicant/Owner: Kimley-Horn & Associates, Inc./7-Eleven, Inc.

Location: 8498 Florin Road, On The Southwest Corner Of The Florin Road And French Road Intersection In The South Sacramento Community.

Request: Special Development Permit To Deviate From Landscaping Requirements For A New Trash Enclosure.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 8/24/2020

Lead Planner: Meredith Holsworth, Associate Planner (916) 874-5835, holsworthm@saccounty.net

8. **PLNP2020-00192 – CalAm Water Cottage Way Well Site**

Supervisorial District(s): Peters

Assessor Parcel No: 278-0182-035 And -036

Applicant/Owner: California American Water

Location: 2340 And 2344 Cottage Way, South Of Cottage Way And Approximately 600 Feet East Of Bell Street In The Arden Arcade Community.

Request: Use Permit To Allow A Minor Utility And Public Service Facility In The RD-5 Zone.

Minor Use Permit To Allow The Perimeter Wall To Exceed Seven Feet In Height.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 8/14/2020

Lead Planner: Meredith Holsworth, Associate Planner (916) 874-5835, holsworthm@saccounty.net

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