



# AGENDA

November 13, 2019

9:00 AM

## PROJECT REVIEW COMMITTEE

Sacramento County - Old Administration Building  
 827 7<sup>th</sup> 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 3<sup>rd</sup> 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**

<b>Department:</b>	<b>Condition Review / Initial Review 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

**[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.: PLNP2019-00014 – Tierra Del Sol

**APN:** 203-0070-075, 138, & 139

**Applicant:** Jeremy Jeager

**Engineer:** Baker Williams Engineering Group

**Location:** A property located 80 feet north of Elverta Road and 1,300 feet west of Walerga Road in the Antelope Community.

**Request:** A **Tentative Subdivision Map** to divide an approximately 4.9 acre site (net) into 73 single-family lots. A **Special Development Permit** to deviate from multi-family standards. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 1/14/2019

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

[Click here for more details.](#)

### 2. CONTROL NO.: PLNP2019-00271 – Foothill Farms Shopping Center Tentative Parcel Map

**APN:** 220-0152-043, 044, and 045

**Applicant:** Foothill Farms Sacramento, LLC

**Owner:** Burrell Consulting Group, Inc.

**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.

**Request:** A **Tentative Parcel Map** to divide an approximately 6.12 acre parcel in the Light Commercial (LC) zoning district into four separate parcels measuring 3.22 acres, 1.73 acres, 0.78 acres, and 0.39 acres. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 8/26/2019

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

[Click here for more details.](#)

**3. CONTROL NO.: PLNP2018-00158 – 4820 Pennsylvania Avenue Tentative Parcel Map**

**APN:** 244-0013-005

**Applicant:** John Ehsan

**Owner:** Steve Norman & Jerel Olimpiada, CNA Engineering, Inc.

**Location:** The property is located at 4820 Pennsylvania Avenue, approximately 150 feet north of Sunset Avenue, in the Fair Oaks Community.

**Request:** A **Tentative Parcel Map** to divide an approximately 0.85-acre parcel into three parcels in the Sunrise/Sunset SPA (SPA subzone residential 10, RD-10). A **Development Plan Review** to allow encroachment into the canopies of native oak trees pursuant to the Sunrise/Sunset SPA. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 6/8/2018

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

[Click here for more details.](#)

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

**APN:** 213-0480-005

**Applicant:** Jim Tilton

**Owner:** CNA Engineering Inc.

**Location:** The property is 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 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](mailto:gutierrezk@saccounty.net)

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### 5. CONTROL NO.: PLNP2019-00229 – Herald AT&T Cell Tower

**APN:** 152-0140-008

**Applicant:** AT&T Mobility

**Owner:** Dennis Johnson

**Location:** A property located at 11552 Twin Cities Road, approximately 300 feet east of Borden Road in the Southeast Community.

**Request:** A **Use Permit** for a wireless facility within a new water tower structure located in the AG-20 zoning district. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 7/19/2019

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

[Click here for more details.](#)

### 6. CONTROL NO.: PLNP2019-00230 – Gonzales Farms AT&T Cell Tower

**APN:** 150-0371-010

**Applicant:** AT&T Mobility

**Owner:** Julian Gonzales

**Location:** A property located at 14111 Joy Drive, approximately 500 feet west of South Lincoln Way, in the Southeast Community.

**Request:** A **Use Permit** for a wireless facility within a new water tower structure located in the AR-5 zoning district. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 7/19/2019

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

[Click here for more details.](#)

**7. CONTROL NO.: PLNP2019-00225- Bradshaw-Kiefer Parcel Map**

**APN:** 074-0020-058

**Applicant:** Scot Patterson & Brian Kriz

**Engineer:** Rod Hawkins, Hawkins & Associates Engineering, Inc.

**Location:** The property is located at 9670 Kiefer Boulevard, at the southwest corner of the Kiefer Boulevard and Bradshaw Road intersection, in the Cordova Community.

**Request:** A **Tentative Parcel Map** to divide approximately 3.5 gross acres into two parcels in the LC zoning district. A **Design Review** to comply with Countywide Design Guidelines.

**Application Date:** 7/18/2019

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

[Click here for more details.](#)

**8. CONTROL NO.: PLNP2018-00372 – 10843 Gay Road Tentative Parcel Map**

**APN:** 134-0141-013

**Applicant:** Steve Mendoza b/o Irvin J. Nix

**Engineer:** Evan Winn

**Location:** The property is located at 10843 Gay Road in Wilton, approximately 1.2 miles west of Wilton Road, in the Cosumnes Community.

**Request:** A **Tentative Parcel Map** to divide approximately 10 gross acres into two parcels in the interim A-5 zoning district with F combining overlay. A **Design Review** to comply with Countywide Design Guidelines.

**Application Date:** 12/14/2018

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

[Click here for more details.](#)

<p><b>9.</b></p>	<p><b>CONTROL NO.:</b> PLNP2018-00283 – Wesley Avenue Parcel Map</p> <p><b>APN:</b> 039-0091-006</p> <p><b>Applicant:</b> Phillip Chang</p> <p><b>Engineer:</b> Terry C. Sturgis</p> <p><b>Location:</b> The property is located at 0 Wesley Avenue, approximately 850 feet east of Franklin Boulevard and 275 feet south of 49th Avenue in the South Sacramento Community.</p> <p><b>Request:</b> A <b>Tentative Parcel Map</b> to create four residential lots on a 0.78 acre property in the RD-10 zone. The proposed lots will be developed as three duplexes and one single-family lot. A <b>Design Review</b> to comply with the Countywide Design Guidelines.</p> <p><b>Application Date:</b> 9/27/2018</p> <p><b>Lead Planner:</b> Desirae Fox, Assistant Planner, (916) 875-3035, <a href="mailto:foxde@saccounty.net">foxde@saccounty.net</a></p> <p><a href="#">Click here for more details.</a></p>
<p><b>10.</b></p>	<p><b>CONTROL NO.:</b> PLNP2018-00271 – Gramercy Use Permit Amendment</p> <p><b>APN:</b> 279-0084-034; 279-0122-013-016</p> <p><b>Applicant:</b> Gregg Maedo+Associates</p> <p><b>Owner:</b> 2200 Gramercy Drive, LLC</p> <p><b>Location:</b> A property located at 2200 Gramercy Drive, at the terminus of Gramercy Drive, north of Cottage Way in the Arden Arcade Community.</p> <p><b>Request:</b> An <b>Amendment to an existing Use Permit</b> (86-UP-1166) to increase the number of assisted living beds at an existing facility from 55 to 85, modify Condition 20 of the Use Permit requiring access to El Prado Way through pedestrian gates. A <b>Design Review</b> to comply with the Countywide Design Guidelines.</p> <p><b>Application Date:</b> 9/13/2018</p> <p><b>Lead Planner:</b> Leanne Mueller, Senior Planner, (916) 874-6155, <a href="mailto:muellerl@saccounty.net">muellerl@saccounty.net</a></p> <p><a href="#">Click here for more details.</a></p>

**III. PUBLIC COMMENT:**