



AGENDA

December 11, 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.: PLNP2019-00293 – Alexander Court Use Permit

APN: 242-0251-035

Applicant: Lou and Ellen Nishimura

Architect: Saxon Sigerson

Location: The property is located at 7430 Alexander Court, approximately 1,500 feet south of the Fair Oaks and San Juan intersection in the Fair Oaks community.

Request: A **Use Permit** for development within the setback of Erosion Zone 2 of the Parkway Corridor combining zone for an addition to an existing single-family residential dwelling. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/12/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

2. CONTROL NO.: PLNP2019-00122 – Dunkin' Donuts Use Permit

APN: 230-0222-047

Applicant: All Access Permits

Owner: Ethan Conrad Properties

Location: The property is located at 4131 Manzanita Avenue, approximately 250 feet south of Lincoln Avenue in the Carmichael Community.

Request: A **Use Permit** to allow a drive-through with amplified sound within 300 feet of a residential zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/5/2019

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

[Click here for more details.](#)

3. CONTROL NO.: PLNP2015-00052 – Florin Vineyards I and II

APN: 064-0071-045; 064-0072-003, 014, 024 And 040

Applicant: Evergreen Communities

Owner: Florin Vineyards 273 LLC, Lucich Family Revocable Trust, Village Capital Group LLC

Location: The property is located on the west side of South Watt Avenue and east of Gardner Avenue, approximately 1,025 feet northwest of the South Watt Avenue and Florin Road intersection in the South Sacramento Community.

Request: An **Amendment to the South Sacramento Community Plan** to change the existing land use designation for the subject property from 64.4± acres of Residential Density 3-5 (RD 3-5) and 12.0± acres of Residential Density 5-7 (RD 5-7) to 43.5± acres of Residential Density 3-5 (RD 3-5) and 32.9± acres of Residential Density 5-7 (RD 5-7). An **Amendment to the Florin Vineyard Community Plan** to change the existing land use designation for the subject property from 64.4± acres of Residential Density 3-5 (RD 3-5) and 12.0± acres of Residential Density 5-7 (RD 5-7) to 43.5± acres of Residential Density 3-5 (RD 3-5) and 32.9± acres of Residential Density 5-7 (RD 5-7). A **Rezone** to change the existing land use designation for the subject property from 14.9± acres of Residential Density 4 (RD 4), 30.6± acres of Residential Density 5 (RD 5), 10.3± acres of Residential Density 7 (RD 7), 1.9± acres of Light Industrial (M-1), 11.6 ± acres of Agriculture 10 (A-10), and 7.1± acres of Recreation (O) to 14.9± acres of Residential Density 4 (RD 4), 23.9± acres of Residential Density 5 (RD 5), 33± acres of Residential Density 7 (RD 7), and 4.6± acres of Recreation (O). A **Tentative Subdivision Map** to subdivide 76.4± gross acres into 285 single family residential lots, one park lot, four open space lots (drainage ditch), two drainage lots, one detention basin lot, two landscape lots, and one “edge” lot. A **Large Lot Tentative Map** to subdivide 80.4± acres into 18 large lots. A **Design Review** to comply with the Countywide Design Guidelines. **Abandonment of Easements** and public road rights-of-way. An **Affordable Housing Strategy** to fulfill the project’s affordable housing obligation by payment of affordable housing fees.

Application Date: 3/4/2015

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

[Click here for more details.](#)

4. CONTROL NO.: PLNP2017-00327 – Elverta 245

APN: 202-0170-019, and a portion of 202-0170-024

Applicant: Red Tail Acquisitions, LLC

Owner: Elverta Associates, LLC.

Location: The property is located at the South of Elverta Road and west of 16th Street in the Rio Linda Community.

Request: A **large lot Tentative Subdivision Map** to divide the 239.5 ± gross acre site into 11 low density residential lots (RD-3,4,5), 2 park sites, 3 drainage Lots, 1 powerline corridor lot, 1 open space lot, 1 lift station lot and 1 well site lot. A **small lot Tentative Subdivision Map** to divide the 6 large lot map parcels into 682 single-family residential lots, 2 park sites, 3 drainage lots, 1 powerline corridor lot, 2 open space lots, 1 lift station lot, 1 well site lot and 6 landscape corridor lots. A **Rezone** of approximately 14.8 acres from AR-1 to 15.4 acres of AR-1, 11.3 acres from RD-2 to 6.5 acres of RD-2, 220.9 acres from RD-5 to 217.7 acres of RD-5 and 2.3 acres from RD-20 to 9.7 acres of RD-20. An **Affordable Housing Strategy** for the overall Specific Plan Area consistent with the current Affordable Housing Ordinance. A **Design Review** to comply with the Elverta Specific Plan Chapter 8 Community Design Guidelines and the Countywide Design Guidelines.

Application Date: 11/13/2017

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

[Click here for more details.](#)

5. CONTROL NO.: PLNP2019-00144 – Marconi Self Storage Use Permit

APN: 269-0082-026

Applicant: NAK Management and Consulting

Owner: Merit Hill Capital

Location: The property is located at 4111 Marconi Avenue, at the northeast corner of the Marconi Avenue and Norris Avenue intersection, in the Arden-Arcade Community.

Request: A **Use Permit Amendment** to: Allow the expansion of mini-storage use via four new structures (one 2-story structure, and three 1-story structures), totaling approximately 32,600 square feet of additional area on 3.08 acres in the LC zoning district; and Remove the storage of operable boats and recreational vehicles (RVs) use on the subject parcel permitted via Use Permit 10-00271. A **Special Development Permit** to allow a 43 percent reduction in required parking spaces provided (54 parking spaces required, 31 parking spaces provided). A **Design Review** to comply with the Sacramento County Countywide Design Guidelines (Countywide Design Guidelines).

Application Date: 4/19/2019

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

[Click here for more details.](#)

6. CONTROL NO.: PLNP2018-00380 – Marshall Avenue Tentative Parcel Map

APN: 260-0410-002

Applicant: Kamran Nakhaee

Engineer: JTS Engineering Consultants, Inc.

Location: The property is located at 3920 Marshall Avenue, approximately 360 feet south of Fair Oaks Boulevard, in the Carmichael/Old Foothill Farms Community.

Request: A **Tentative Parcel Map** to divide approximately 0.57 gross acres into three parcels in the RD-5 zoning district. A **Special Development Permit** to allow a reduction in the minimum front yard setback from 20 feet to 10 feet for proposed Parcel B. A **Design Review** to comply with the Sacramento County Countywide Design Guidelines (Countywide Design Guidelines).

Application Date: 12/20/2018

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

[Click here for more details.](#)

III. PUBLIC COMMENT: