



AGENDA
Project Review Committee
Wednesday, December 9, 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

ORDER OF AGENDA

Initial Application Review
Review Conditions of Approval

INITIAL APPLICATION REVIEW

1. **[DRCP2020-00116 – Florin Road Apartments](#)**

Supervisory District(s): Kennedy

Assessor Parcel No: 051-0061-019

Applicant/Owner: Aras Design And Construction, Inc.

Location: 8272 Florin Road In The South Sacramento Community.

Request: Non-Discretionary Design Review To Comply With The Countywide Design Guidelines.

Application Date: 10/27/2020

Lead Planner: Lauren Haas, Assistant Planner, (916) 875-5562
haasl@saccounty.net

2. **PLNP2020-00242 – AT&T Cupola Wireless Communication Facility**

Supervisory District(s): Peters

Assessor Parcel No: 289-0210-039

Applicant/Owner: 51 Wireless, LLC/Country Oaks Real Estate, LLC

Location: 4640 Fair Oaks Boulevard In The Arden-Arcade Community.

Request: Conditional Use Permit To Allow A New Wireless Rooftop Telecommunication Facility Pursuant To Section 3.6.7 Of The Zoning Code.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 10/13/2020

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

3. **PLNP2020-00223 – Arden At Markston Starbucks**

Supervisory District(s): Peters

Assessor Parcel No: 278-0250-027

Applicant/Owner: McCandless & Associates Architects, Inc./Coastal Star Partners, LLC

Location: 2345 Arden Way, On The Northeastern Corner Of The Intersection Of Arden Way And Markston Road In The Arden-Arcade Community.

Request: Conditional Use Permit To Allow A Drive Through Café Within 30 Feet Of A Residentially Zoned Property.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 9/25/2020

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

4. [PLNP2020-00131 – Grace Bible Church Expansion](#)

Supervisory District(s): Peters

Assessor Parcel No: 248-0011-003

Applicant/Owner: Baranov Building Design/Grace Bible Church

Location: Southeast Corner Of The Hazel Avenue And Cedar Village Drive Intersection In The Fair Oaks Community.

Request: Use Permit Amendment To Allow Expansion Of The Existing Church By Increasing Assembly-Use To 800 Persons, Expansion Of The Private K-12 School To Allow Up To 300 Students, Future Construction Of 25,000 Square Feet In New Buildings And Additions To Replace Existing Modular Buildings And Construction Of New Parking.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 6/4/2020

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

REVIEW CONDITIONS OF APPROVAL

5. [PLNP2019-00296 – South Sac Properties Boat, Recreational Vehicle And Commercial Storage](#)

Supervisory District(s): Kennedy

Assessor Parcel No: 115-0031-038

Applicant/Owner: South Sac Properties, LLC/TMW & Associates

Location: Northwest Corner Of The Wilbur Way And Elsie Avenue Intersection, In The South Sacramento Community.

Request: Development Plan Review To Allow An Approximately 6,800-Squarefoot Shop/Office And Storage Of Operable Boats, Recreational Vehicles And Commercial Vehicles On Approximately 12.9 Acres In The M-1 Zoning District And South Sacramento Industrial Neighborhood Preservation Area (NPA).
Special Development Permit To Allow:

- Reduction In The Required 75-Foot Setback From Abutting Residential Zones To The South (Proposed 50-Foot Setback) Of The Subject Parcel;
- Uncovered Storage Proposed Outside The Buildable Portion Of The Subject Parcel, Specifically Within The Required Yard Area Abutting Residential Zones To The South Of The Subject Parcel;
- Increase In The Maximum 10-Foot Distance Between Required Fencing And Proposed Trees In The Required Landscape Planter To The West (Proposed Approximately 16 Feet) And To The South (Proposed Approximately 30 Feet).

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 9/20/2019

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

6. **PLNP2019-00321 – Pointe Fair Oaks Apartments**

Supervisory District(s): Peters

Assessor Parcel No: 244-0220-026

Applicant/Owner: GRA Architecture/APIP 2001, LLC

Location: Southwest Corner Of The Fair Oaks Boulevard And Sunrise Boulevard Intersection, Bounded By Howard Street To The South In The Fair Oaks Community.

Request: Development Plan Review To Allow 26 Apartment Units In Four Two-Story Structures On Approximately 1.36 Acres In The Commercial District Subarea Of The Fair Oaks Village Special Planning Area (SPA).

Special Development Permit To Allow:

- Reduction In The Minimum Side Street Yard Setback (Sunrise Boulevard) From 25 Feet Required To 10 Feet Proposed;
- Reduction In The Minimum Trash Enclosure Setback From A Public Street (Howard Street) Of 31 Feet Required To Approximately 23 Feet Proposed;

- Deviation From The Required 8-Foot-Wide Landscape Planter With Street Trees Along The Project Site's Frontage And Setback Areas On Fair Oaks Boulevard, Sunrise Boulevard And Howard Street;
- Deviation From The Required 7-Foot-Wide Landscape Planter With Screen Trees Along The Interior Property Line Adjacent To The Existing Single Family Residential Parcels To The West;
- Deviation From Parking Lot Landscaping Standards, Including Minimum 8-Foot-Wide Landscaped Areas At The End Of The Of Parking Aisles And Parking Islands Every 7 Parking Spaces;

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 10/16/2019

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

7. **[PLNP2020-00171 – El Dorado Savings Bank Drive Through Conditional Use Permit](#)**

Supervisory District(s): Frost

Assessor Parcel No: 073-0890-004

Applicant/Owner: Murieta Marketplace Associates, LLC

Location: 7185 Murieta Drive In The Cosumnes Community.

Request: Conditional Use Permit To Allow A Drive Through With Amplified Sound Within 300 Feet Of A Residential Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 7/17/2020

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

8. **PLNP2018-00160 – The Willow Ballroom Use Permit**

Supervisorial District(s): Nottoli

Assessor Parcel No: 132-0091-019 And -020

Applicant/Owner: River Road Exchange/HRGA Architecture

Location: 10724 State Highway 160 (CA-160), West Of The River Road/CA-160 And Hood Franklin Road Intersection In The Delta Community.

Request: Use Permit To Allow Event Center/Reception Hall Use At An Existing Approximately 10,000-Square-Foot Structure (The Willow Ballroom) Located Approximately 4.68 Acres In The M-1(F) Zoning District.

Special Development Permit To Allow:

- Valet Parking For Events At The Willow Ballroom As A Means To Satisfy Off-Street Parking Requirements;
- Existing Chain-Linked Fencing Located In The Front And Side Street Yards Of The Project Site To Deviate From Fencing Type Requirements;
- Existing Five-Foot-Wide Planters Located Adjacent To And Within The CA-160 Right-Of-Way To Deviate From Landscape Screening Requirements For A Property Within A Scenic Corridor;
- Reduction In Required Bicycle Parking Spaces From Two Long-Term Spaces And Two Short-Term Spaces To No Bicycle Parking Provided.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 6/12/2018

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

9. **PLNP2019-00134 – Fair Oaks Promenade Lot 22**

Supervisorial District(s): Peters

Assessor Parcel No: 235-0060-022

Applicant/Owner: Petrovich Development Company

Location: 5428 Hazel Avenue, Approximately 340 Feet North Of Madison Avenue In The Fair Oaks Community.

Request: Development Plan Review For A 12,440-Square-Foot Retail Structure On Approximately 1.38 Acres In The Interim SC Zoning District, Pursuant To Condition No. 1 Of 2008-PAB-DRS-00099.

Use Permit To Allow A Drive-Through With Amplified Sound Features Located Within 300 Feet Of Residential Zoning Districts.

Special Development Permit To Allow A Reduction In The Required Landscaped Area Between The Proposed Drive-Through Lane And Hazel Avenue.

Design Review To Comply With Countywide Design Guidelines.

Application Date: 4/15/2019

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

10. **PLNP2020-00114 – All Seasons Pheasant Ridge Residential Care Home**

Supervisorial District(s): Frost

Assessor Parcel No: 224-0240-041

Applicant/Owner: 5620 Benhenry Court

Location: 8566 Pheasant Ridge Lane In The Orangevale Community.

Request: Conditional Use Permit To Allow For An Existing Residential Care Home To Increase Their Serving Capacity From Six Persons To Eight Persons, Pursuant To Section 3.5.1.I Of The Zoning Code.

Application Date: 5/19/2020

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

11. [PLNP2019-00381 – Buena Vista Parcel Map](#)

Supervisorial District(s): Peters

Assessor Parcel No: 249-0360-012

Applicant/Owner: Liya Silchuk

Location: 5224 Buena Vista Avenue, Approximately 1,150 South Of Madison Avenue In The Fair Oaks Community.

Request: Tentative Parcel Map To Divide One Lot Into Two Lots That Will Be Served By A Private Drive On A 1.11 Acre Parcel Zoned RD-3.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 12/12/2019

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

12. [PLNP2020-00003 – GH Residence](#)

Supervisorial District(s): Serna

Assessor Parcel No: 201-0260-017

Applicant/Owner: Erica Cunningham

Location: 7001 Garden Highway In The Natomas Community.

Request: Development Plan Review For A New Single-Family Residence Within The Boundaries Of The Garden Highway Special Planning Area (SPA) For A 0.7 Acre Property.

Application Date: 1/2/2020

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

13. [PLNP2019-00014 – Tierra Del Sol](#)

Supervisory District(s): Frost

Assessor Parcel No: 203-0070-075, -138 And -139

Applicant/Owner: Jeremy Jeager

Location: 80 Feet North Of Elverta Road And 1,300 Feet West Of Walerga Road In The Antelope Community.

Request: Tentative Subdivision Map To Divide An Approximately 4.9 Acre Site (Net) Into 73 Single-Family Lots In The RD-20 Zone.

Special Development Permit To Deviate From Residential Development Standards Including:

- Lot Standards Including Minimum Lot Area And Minimum Lot Width;
- Setback Standards Including Front, Interior Side And Rear Setbacks;
- Parking Standards Including Driveway Parking Width Requirements And Off-Street Parking Dimension Requirements.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 1/14/2019

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

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