



AGENDA

February 26, 2020
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

Order of Agenda:

- I. Initial Application Review
- II. Review Conditions of Approval
- III. Public Comment

I. INITIAL APPLICATION REVIEW:

1. CONTROL NO.: PLNP2018-00379 – Furnitalia Special Development Permit

APN: 230-0052-001

Applicant: Gerald Jenkins

Owner: Furnitalia Demitry

Location: A property located at 5250 Auburn Boulevard, on the southwest corner of Hemlock Street and Auburn Boulevard in the Carmichael/ Old Foothill Farms community.

Request: A Special Development Permit to deviate from the setback and landscaping standards for an existing commercial store.

- a. The project request to remove the landscaping in the front of the building on Auburn Boulevard and replace it with additional parking space. Additionally, the project will include a redesign of the building's façade. The repurposed building will include a sign with an electronic reader board.

A Design Review to comply with the Countywide Design Guidelines.

Application Date: 12/20/2018

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00213 – 4748 Engle Road Office Building Conversion

APN: 256-0101-104

Applicant: Wang Brothers Investments, LLC

Architect: Sean Freitas Architect, Inc.

Location: A property located at 4748 Engle Road, approximately 550 feet east of Mission Avenue, within the Mission Oaks Neighborhood Preservation Area in the Carmichael/Old Foothill Farms community.

Request: A Use Permit to allow multiple family residential units within the Business Professional (BP) zoning district.

A Variance to deviate from the Mission Oaks Neighborhood Preservation Area development standard requiring a 25-foot-wide landscape planter adjacent to the interior boundary lines of all adjoining residential zones.

A Special Development Permit to allow:

- A reduction in the required 15-foot side yard setback to 12.5 feet from the west property line.
- A reduction in the required 50-foot side yard setback from existing residential development to 14.5 feet from the east property line.
- Four units to deviate from the 40 square foot private open space requirement.
- A reduction in the required seven foot wide continuous landscape planter area adjacent to the interior property lines of all adjoining parcels zoned for residential purposes.
- A reduction in the landscape separation of parking areas from a primary residential building.

A Design Review to comply with the Countywide Design Guidelines.

Application Date: 6/27/2019

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

[Click here for more details.](#)

3.	<p>CONTROL NO.: PLNP2020-00023 – D3 Borrow Pit</p> <p>APN: 072-0110-051, 072-0110-053, 072-0110-062, And 072-0110-063</p> <p>Applicant: Teichert Materials</p> <p>Location: Properties located on the east side of Scott Road, about one mile south of White Rock Road, in the Cosumnes community.</p> <p>Request: A Use Permit to allow a temporary borrow site and associated topsoil stockpile on approximately 60 acres (18 acre borrow site) located in the AG-80 (SM) (Agriculture zone with Surface Mining Combining Zone).</p> <p>A Reclamation Plan to include agricultural uses as the end use of the borrow site.</p> <p>Application Date: 1/24/2020</p> <p>Lead Planner: <i>Mark Michelini, Senior Planner, (916)874-5648,</i> MicheliniM@saccounty.net</p> <p>Click here for more details.</p>
4.	<p>CONTROL NO.: PLNP2019-00263 – Ackerman Accessory Structure Special Development Permit</p> <p>APN: 292-0325-017</p> <p>Applicant: Carla Serra & Gary Ackerman</p> <p>Architect: Dennis Greenbaum</p> <p>Location: A property located at 400 Estates Drive at the northeast corner of the intersection of Estates Drive and Crondall Drive in the Arden Arcade community.</p> <p>Request: A Special Development Permit from the Zoning Administrator to deviate from the required 12.5 feet side street yard setback for accessory structures.</p> <p>A Minor Use Permit to deviate from a 3 feet height maximum for solid wood fencing located on the same side as the front entrance to the primary residence of a corner lot.</p>

	<p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 8/19/2019</p> <p>Lead Planner: <i>Bilegt Baatar, Assistant Planner, (916)874-7441, baatarb@saccounty.net</i></p> <p>Click here for more details.</p>
5.	<p>CONTROL NO.: PLNP2019-00353 – Casa Rosa Way Tentative Parcel Map</p> <p>APN: 258-0091-008-0000</p> <p>Applicant: Wong & Associates</p> <p>Owner: Alex and Ana Goubuleac</p> <p>Location: A property located at 3637 Casa Rosa Way, on the southwest corner of the intersection of Casa Rosa Way and Engle Road in the Carmichael/Old Foothill Farms community.</p> <p>Request: A Tentative Parcel Map to divide approximately 0.3 net acres (0.37 gross) into two half-plex parcels in the RD-5 zoning district.</p> <p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 11/19/2019</p> <p>Lead Planner: <i>Bilegt Baatar, Assistant Planner, (916)874-7441, baatarb@saccounty.net</i></p> <p>Click here for more details.</p>
6.	<p>CONTROL NO.: PLNP2020-00010 – Smith Pool</p> <p>APN: 225-0090-053</p> <p>Applicant: David Smith</p> <p>Contractor: Don Burke</p> <p>Location: A property located at 4237 Garden Highway within the Garden Highway SPA (501-250) in the Natomas community.</p>

	<p>Request: A Development Plan Review for the installation and construction of a pool for a property located at 4237 Garden Highway within the Garden Highway SPA (501-250) in the Natomas Community.</p> <p>Application Date: 1/10/2020</p> <p>Lead Planner: <i>Bilegt Baatar, Assistant Planner, (916)874-7441, baatarb@saccounty.net</i></p> <p>Click here for more details.</p>
7.	<p>CONTROL NO.: DRCP2020-00006 – Saybrook Apartments</p> <p>APN: 039-0053-003</p> <p>Applicant: Jamboree Housing Corporation</p> <p>Owner: Pacific Housing, Inc.</p> <p>Location: A property located at 4390 47th Avenue in the South Sacramento community.</p> <p>Request: A Major Non-Discretionary Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 1/16/2020</p> <p>Lead Planner: <i>Lauren Haas, Assistant Planner, (916)875-5562, haasl@saccounty.net</i></p> <p>Click here for more details.</p>
8.	<p>CONTROL NO.: DRCP2019-00159 – Metro Air Park Building 1</p> <p>APN: 201-1020-002</p> <p>Applicant: Buzz Oates</p> <p>Owner: Frank C/Joanne Ramos Family Trust</p> <p>Location: The property is located at the southwest corner of West Elverta Road and Metro Air Parkway in the Natomas community.</p> <p>Request: A Major Non-Discretionary Design Review to comply with the Countywide Design Guidelines.</p>

	<p>Application Date: 12/2/2019</p> <p>Lead Planner: <i>Lauren Haas, Assistant Planner, (916)875-5562, haasl@saccounty.net</i></p> <p>Click here for more details.</p>
<p>9.</p>	<p>CONTROL NO.: DRCP2020-00008 – Rashaad’s Apartments</p> <p>APN: 075-0040-025 and -040</p> <p>Applicant: Rashad Mammadov</p> <p>Owner: XILA Const LLC</p> <p>Location: A vacant property located directly north of 9545 Folsom Boulevard in the Cordova community.</p> <p>Request: A Major Non-Discretionary Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 1/21/2020</p> <p>Lead Planner: <i>Lauren Haas, Assistant Planner, (916)875-5562, haasl@saccounty.net</i></p> <p>Click here for more details.</p>
<p>10.</p>	<p>CONTROL NO.: PLNP2019-00134 – Fair Oaks Promenade Lot 22</p> <p>APN: 235-0060-022</p> <p>Applicant: Eric Gonsalves, Petrovich Development Company</p> <p>Engineer: Olympus Group</p> <p>Location: The property is located at 5428 Hazel Avenue, approximately 340 feet north of Madison Avenue, in the Fair Oaks community.</p> <p>Request: A Development Plan Review for 12,440-square-foot retail building on approximately 1.38 acres in the interim SC zoning district, pursuant to Condition 1 of Control No. 2008—PAB-DRS-00099.</p> <p>A Use Permit to allow a drive-through with amplified sound features located within 300 feet of residential zoning districts.</p>

	<p>A Special Development Permit to deviate from the required 25 foot of landscaping between the proposed drive-through lane and Hazel Avenue.</p> <p>A Design Review to comply with Countywide Design Guidelines.</p> <p>Application Date: 4/15/2019</p> <p>Lead Planner: <i>Jessie Shen, Associate Planner, (916)875-3711, shenj@saccounty.net</i></p> <p>Click here for more details.</p>
11.	<p>CONTROL NO.: PLNP2019-00390 – Crown Castle Marconi Colocation</p> <p>APN: 282-0010-001-0000</p> <p>Applicant: Crown Castle</p> <p>Owner: San Juan Unified School District</p> <p>Location: A property located at 4300 El Camino Avenue at the Stadium of El Camino High School in the Arden Arcade community.</p> <p>Request: A Use Permit Amendment for collocation on an existing monopole where the lease area is increased and therefore does not qualify as and “Eligible Facility” and must be considered a new facility.</p> <p>Application Date: 12/30/2019</p> <p>Lead Planner: <i>Emma Patten, Associate Planner, (916)875-4197, pattene@saccounty.net</i></p> <p>Click here for more details.</p>
12.	<p>CONTROL NO.: PLNP2020-00003 – GH Residence</p> <p>APN: 201-0260-017-0000</p> <p>Applicant: Erica Cunningham</p> <p>Location: A property located at 7001 Garden Highway in the Natomas community.</p>

	<p>Request: A Development Plan Review for a new single family residence within the boundaries of the Garden Highway SPA for a 0.7 acre property.</p> <p>Application Date: 1/2/2020</p> <p>Lead Planner: <i>Emma Patten, Associate Planner, (916)875-4197, pattene@saccounty.net</i></p> <p>Click here for more details.</p>
13.	<p>CONTROL NO.: PLNP2019-00276 – Gerber Walmart Fueling Station</p> <p>APN: 065-0080-124</p> <p>Applicant: Walmart Stores, Inc.</p> <p>Location: A property located at 8915 Gerber Road, at the corner of Elk Grove Florin Road and Gerber Road in the Vineyard community.</p> <p>Request: A Use Permit to allow an eight-island gas station and convenience store on a 1.03 acre lot in the SC zone.</p> <p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 9/3/2019</p> <p>Lead Planner: <i>Emma Patten, Associate Planner, (916)875-4197, pattene@saccounty.net</i></p> <p>Click here for more details.</p>
14.	<p>CONTROL NO.: PLNP2019-00380 – West Elkhorn Tentative Parcel Map</p> <p>APN: 201-1020-039</p> <p>Applicant: Fit Development, LP</p> <p>Agent: RFE Engineering, Inc.</p> <p>Location: A property located at 0 West Elkhorn Boulevard, at the northeast corner of the Metro Air Parkway and West Elkhorn Boulevard intersection in the Natomas community.</p>

	<p>Request: A Tentative Parcel Map to divide approximately 16.9 acres into four lots in the Metro Air Park Special Planning Area (SPA).</p> <p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 12/12/2019</p> <p>Lead Planner: <i>Meredith Holsworth, Associate Planner, (916)874-5835, holsworthm@saccounty.net</i></p> <p>Click here for more details.</p>
15.	<p>CONTROL NO.: PLNP2019-00329 – Maverik Service Station</p> <p>APN: 065-0042-062</p> <p>Applicant: Maverik</p> <p>Owner: Galloway & Company, Inc.</p> <p>Location: A property located at the southwest corner of the Florin Road and Elk Grove Florin Road intersection in the South Sacramento community.</p> <p>Request: A Use Permit to allow a Convenience Store and Automobile Service Station in the SC (Shopping Center) zone.</p> <p>A Special Development Permit to allow deviations to signage development standards.</p> <p>A Tentative Parcel Map to divide approximately 6.6 acres into two lots.</p> <p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 10/24/2019</p> <p>Lead Planner: <i>Meredith Holsworth, Associate Planner, (916)874-5835, holsworthm@saccounty.net</i></p> <p>Click here for more details.</p>

16.	<p>CONTROL NO.: PLNP2019-00360 – Eskaton Fair Oaks Parking Addition</p> <p>APN: 233-0142-048/049/066 And 233-0690-007</p> <p>Applicant: Warren Consulting Engineers</p> <p>Owner: Eskaton</p> <p>Location: A property located at 8091 Village Estates Lane, on the east side of Fair Oaks Boulevard and approximately 500 feet south of Woodleaf Drive in the Fair Oaks community.</p> <p>Request: A Use Permit Amendment (81-UP-0050) to add two additional parcels to the north of the existing residential care facility to develop into a parking area.</p> <p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 11/22/2019</p> <p>Lead Planner: <i>Meredith Holsworth, Associate Planner, (916)874-5835, holsworthm@saccounty.net</i></p> <p>Click here for more details.</p>
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II. REVIEW CONDITIONS OF APPROVAL:

17.	<p>CONTROL NO.: PLNP2019-00176 – KXPR Radio Tower</p> <p>APN: 067-0120-011</p> <p>Applicant: Capital Radio Inc.</p> <p>Architect: JTS Engineering Inc.</p> <p>Location: A property located at 7351 Eagles Nest Road, approximately 1,500 feet south in the Vineyard community.</p> <p>Request: A Use Permit to allow a broadcast radio tower on 81 acres in the Agricultural, 160 acres (AG-160) zone.</p> <p>A Design Review to comply with Countywide Design Guidelines.</p>
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	<p>Application Date: 5/16/2019</p> <p>Lead Planner: <i>Meredith Holsworth, Associate Planner, (916)874-5835, holsworthm@saccounty.net</i></p> <p>Click here for more details.</p>
18.	<p>CONTROL NO.: PLNP2018-00313 – 7-11 Orangevale</p> <p>APN: 223-0182-051</p> <p>Applicant: Tait and Associates</p> <p>Owner: Guggenheim Development Services</p> <p>Location: A property located at 9396 Greenback Lane, located at the southwest corner of Greenback Lane and Main Avenue in the Orangevale community.</p> <p>Request: A Use Permit to allow a 24-hour automobile service station and a 24-hour convenience store on 1.1 acres in the Greenback Lane Special Planning Area (SPA) and for the canopy height to exceed 18.5 feet.</p> <p>A Special Development Permit to allow two monument signs on one parcel, for total signage to exceed 125 square feet and to deviate from the Downtown Orangevale Streetscape Master Plan Streetscape Cross Section for 69 linear feet of street frontage along Greenback Lane.</p> <p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 10/22/2018</p> <p>Lead Planner: <i>Meredith Holsworth, Associate Planner, (916)874-5835, holsworthm@saccounty.net</i></p> <p>Click here for more details.</p>
19.	<p>CONTROL NO.: PLNP2018-00158 – 4820 Pennsylvania Avenue Tentative Parcel Map</p> <p>APN: 244-0013-005</p> <p>Applicant: John Ehsan</p>

	<p>Engineer: Steve Norman</p> <p>Location: A property located at 4820 Pennsylvania Avenue, approximately 150 feet north of Sunset Avenue, in the Fair Oaks community.</p> <p>Request: A Tentative Parcel Map to divide approximately 0.85 gross acres into three parcels in the Sunrise/Sunset SPA, subzone Residential 10 (RD-10).</p> <p>A Development Plan Review to allow encroachment into the canopies of native trees, potentially damaging these trees, pursuant to the Sunset/Sunset SPA.</p> <p>A Design Review to comply with the Sacramento County Countywide Design Guidelines (Countywide Design Guidelines).</p> <p>Application Date: 6/8/2018</p> <p>Lead Planner: <i>Jessie Shen, Associate Planner, (916)875-3711, shenj@saccounty.net</i></p> <p>Click here for more details.</p>
20.	<p>CONTROL NO.: PLNP2018-00054 – Excelsior Ranch</p> <p>APN: 123-0080-005-0000</p> <p>Applicant: Real Investing LLC</p> <p>Owner: Surwinder Gill</p> <p>Location: A property located at 8171 Excelsior Road, approximately 2,590 feet north of Calvine Road in the Vineyard community.</p> <p>Request: A Tentative Parcel Map to divide an approximately 10 acre property into four two-acre lots and one two-acre remainder lot in the AR-2 zone (Agricultural Residential- 2 Acres) in the Vineyard Community.</p> <p>A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 3/9/2018</p> <p>Lead Planner: <i>Emma Patten, Associate Planner, (916)875-4197,</i></p>

pattene@saccounty.net

[Click here for more details.](#)

21.	CONTROL NO.: PLNP2015-00052 – Florin Vineyards Rezone Ordinance Amendment
	APN: 064-0080-043-0000
	Applicant: Evergreen Communities
	Location: A property located at 7001 S Watt Avenue approximately 642 feet north of Florin Road in the Vineyard community.
	Request: Review rezone conditions for SZC-2011-0008 and note which conditions can be removed. Amended ordinance will no longer include the Florin Vineyards I and II project. All project specific conditions should be removed.
	Application Date: 3/4/2015
	Lead Planner: Emma Patten, Associate Planner, (916)875-4197, pattene@saccounty.net
	Click here for more details.

III. PUBLIC COMMENT: