



# AGENDA

March 11, 2020  
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

**Order of Agenda:**

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

## I. INITIAL APPLICATION REVIEW:

### 1. PLNP2019-00364 – FAIRWAY AVENUE MULTI-FAMILY APARTMENT

**Supervisorial District(s):** Peters

**APN:** 242-0011-013, 242-0011-014, 242-0011-015

**Applicant:** Mosswood Holdings, Inc.

**Location:** A Property Located At 4944 San Juan Avenue In The Fair Oaks Community.

**Request:** A Conditional Use Permit to allow a 20-unit multi-family development on three parcels that collectively are approximately 0.87 acres pursuant to Section 3.5.1.C, 5.4.3.B, and 5.5.2.A of the Sacramento County Zoning Code. The subject property has Business Professional zoning (BP Zone) and Medium Density Residential General Plan Designation (MDR).

A Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 11/26/2019

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

### 2. DRCP2019-00172 – LUND CONSTRUCTION

**Supervisorial District(s):** Peters

**APN:** 222-0360-032 & 222-0024-078

**Applicant:** Lund Construction

**Location:** A Vacant Property Accessed Off Stationers Way In The North Highlands Community.

**Request:** A Major Non-Discretionary Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 12/24/2019

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

<p>3.</p>	<p><b><u>PLNP2019-00349 – 9260 ELM AVENUE PARCEL SPLIT</u></b>  <b>Supervisorial District(s): Frost</b></p> <p><b>APN:</b> 213-0112-007</p> <p><b>Applicant:</b> Oleg Kravchuk</p> <p><b>Owner:</b> Solid Construction &amp; Design Inc.</p> <p><b>Location:</b> A Property Located At 9260 Elm Ave, In The Orangevale Community.</p> <p><b>Request:</b> A Tentative Parcel Map to divide one 2.39-acre parcel into two parcels in the AR-1 zoning district.</p> <p>An Incidental Design Review to comply with the Countywide Design Guidelines.</p> <p><b>Application Date:</b> 11/15/2019</p> <p><b>Lead Planner:</b> <i>Bilegt Baatar, Assistant Planner, (916) 874-7441, <a href="mailto:baatarb@saccounty.net">baatarb@saccounty.net</a></i></p>
<p>4.</p>	<p><b><u>PLNP2019-00322 – SOUTH HAVEN FOUR-PLEX</u></b>  <b>Supervisorial District(s): Peters</b></p> <p><b>APN:</b> 218-0162-002-0000</p> <p><b>Applicant:</b> Jon Westphal</p> <p><b>Owner:</b> BKSP Properties LLC</p> <p><b>Location:</b> A Property Located At 5600 South Haven Drive, At The Northeast Corner Of South Haven Drive And A Street In The North Highlands Community.</p> <p><b>Request:</b> A Use Permit from the Planning Commission to allow a multi-family dwelling in the BP zoning district on approximately 0.19 acres.</p> <p>A Special Development Permit to allow:</p> <ol style="list-style-type: none"> <li>a. A reduction in the required 31-foot setback for a trash enclosure from a public road right of way to 19 feet from the edge of A Street located south of the property and to allow it to be located within 25 feet of a residentially zoned property.</li> <li>b. A reduction in the required 25-foot front yard setback to 21.33 feet.</li> <li>c. A reduction in the required 10-foot side yard setback to 7.8 feet from the north property line.</li> </ol>

- d. A reduction in the required number of parking spaces.
- e. A deviation from parking lot shading requirements.
- f. A reduction to the minimum 25-foot landscaped frontage requirement for BP zoned property.
- g. A reduction in the required seven foot wide continuous landscape planter area adjacent to interior property lines of adjoining parcels zoned Residential.

A 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](mailto:baatarb@saccounty.net)

## **II. REVIEW CONDITIONS OF APPROVAL:**

### **5. PLNP2019-00372 – SAINT JAMES ARMENIAN APOSTOLIC CHURCH**

**Supervisorial District(s):** Peters

**APN:** 268-0210-014, 015

**Applicant:** Saint James Armenian Apostolic Church

**Owner:** Wester Diocese of the Armenian Church of North America

**Location:** A Property Located At 3020 Marconi Avenue And 2830 Lacy Lane On The South Side Of Marconi Avenue East Of Lacy Lane In The Arden Arcade Community.

**Request:** A Use Permit for a new church in the RD-3 zoning district with capacity of 100 persons.

A Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 12/5/2019

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

## **III. PUBLIC COMMENT:**