



# AGENDA

April 22, 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  
(Via Teleconference)

## ANNOUNCEMENT

**In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting will be held via teleconference and will be closed to the public.**

*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>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

## **I. INITIAL APPLICATION REVIEW**

### **1. PLNP2018-00160 – THE WILLOW BALLROOM USE PERMIT**

**Supervisorial District(s):** Nottoli

**APN:** 132-0091-019 And -020

**Applicant:** Donis and Dan Whaley

**Architect:** HRGA Architecture

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

**Request:** A 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. A Special Development Permit to allow: valet parking for events at The Willow Ballroom as a means to satisfy off-street parking requirements; the existing chain-linked fencing located in the front and side street yards of the project site to deviate from fencing type requirements; the 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; and deviation from bicycle parking requirements. A 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](mailto:shenj@saccounty.net)

### **2. PLNP2019-00093 – 7425 WEST 4<sup>TH</sup> STREET TENTATIVE PARCEL MAP**

**Supervisorial District(s):** Frost

**APN:** 206-0010-021

**Applicant:** Wong & Associates

**Owner:** Ellen Sullivan

**Location:** A Property Located At 7425 West 4th Street In The Rio Linda/Elverta Community.

**Request:** A Tentative Parcel Map to divide six acres into three lots in the AR-2 zone. A Special Development Permit to allow the proposed lots to be served by individual water wells instead of a public water system. An Exception from Title 22.24.630 (County Land Development Ordinance) to allow the proposed lots to be served by individual water wells instead of a public water system. A Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 3/12/2019

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

3. **PLNP2020-00003 – GH RESIDENCE**

**Supervisorial District(s):** Serna

**APN:** 201-0260-017-0000

**Applicant:** Erica Cunningham

**Location:** A Property Located At 7001 Garden Highway In The Natomas Community.

**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. A Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 1/2/2020

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

4. **PLNP2020-00059 – SILVEIRA TENTATIVE SUBDIVSION MAP**

**Supervisorial District(s):** Kennedy

**APN:** 122-0020-009

**Applicant:** Carmencita Land Holdings, LLC

**Location:** A Property Located At 7775 Carmencita Avenue, Approximately 1,300 Feet East Of Bradshaw Road In The Vineyard Community.

**Request:** A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for a Tentative Subdivision Map (Control No.

2015-00098), which involves the division of 14.3± acres into 72 single family residential lots and four landscape lots in the RD-5 zone in the Vineyard Community.

**Application Date:** 2/28/2020

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

5. **DRCP2019-00173 – 1411 BELL STREET APARTMENTS**

**Supervisorial District(s):** Peters

**APN:** 285-0102-006

**Applicant:** Frederick Brave

**Owner:** Aspen Property Holdings, Inc.

**Location:** A Vacant Property Located At 1411 Bell Street In The Arden-Arcade Community.

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

**Application Date:** 12/30/2019

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

6. **DRCP2020-00037 – 48<sup>TH</sup> AVENUE APARTMENTS**

**Supervisorial District(s):** Kennedy

**APN:** 039-0041-004

**Applicant:** Bobby Phan

**Owner:** T&T Investment LLC

**Location:** A Vacant Property Located At 3945 48th Avenue In The South Sacramento Community.

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

**Application Date:** 3/6/2020

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