



# AGENDA

April 8, 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

## 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. PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION**

**Supervisorial District(s):** Peters

**APN:** 260-0470-004 And -005

**Applicant:** TAIT & Associates

**Agent:** Guggenheim Development Services, LLC

**Location:** The Property Is Located At 7300 And 7310 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community.

**Request:** A Use Permit to allow a 24-hour automobile service station with a 2,958-square-foot fuel canopy covering four pump islands, and a 2,954-square-foot 24-hour convenience store on approximately 0.87 acres in the LC zoning district.

A Special Development Permit to allow on-site signage for a primary automotive service station to exceed 125-square feet.

A Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 8/19/2019

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

## **2. PLNP2019-00355 – CHICK-FIL-A USE PERMIT AMENDMENT**

**Supervisorial District(s):** Peters

**APN:** 278-0270-033

**Applicant:** Chick-Fil-A, Inc.

**Owner:** Atkins

**Location:** A Property Located At 2101 Alta Arden Expressway in the Arden Arcade Community.

**Request:** A Conditional Use Permit Amendment to convert the existing drive-through from a single lane to a double lane drive through facility (prior use permit 2004-0743).

A Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 11/20/2019

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

**3. PLNP2019-00366 – SAC METRO CHURCH OF CHRIST USE PERMIT AMENDMENT**

**Supervisorial District(s):** Peters

**APN:** 236-0181-011

**Applicant:** Sacramento Metro Church of Christ

**Owner:** Sacramento Metro Church of Christ

**Location:** A Property Located At 6201 Winding Way, Carmichael, CA 95608 In The Carmichael Community.

**Request:** A Conditional Use Permit Amendment (82-UP-VA-746-C) to allow for the inclusion of a private preschool that will serve approximately 40 students at an existing religious institution. The proposed preschool will occupy an existing classroom and will require a fenced in play area approximately 5,680 square feet in size.

**Application Date:** 12/2/2019

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

**4. PLNP2019-00373 – GRANT AVENUE PARCEL MAP**

**Supervisorial District(s):** Peters

**APN:** 260-0192-004

**Applicant:** Robert Lilly

**Owner:** Oleg Krasnodemsky

**Location:** A Property Located At 6720 Grant Avenue, Approximately 160 Feet East of Marshall Avenue In The Carmichael/Old Foothill Farms Community.

**Request:** A Tentative Parcel Map to divide one 1.25 acre property developed with an existing single-family residence into two residential lots in the RD-2 Zone and Carmichael Creek Neighborhood Preservation Area.

A Design Review to comply with the Countywide Design Guidelines.

**Application Date:** 12/6/2019

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

**5. PLNP2019-00381 – BUENA VISTA PARCEL MAP**  
**Supervisorial District(s): Peters**

**APN:** 249-0360-012

**Applicant:** Liya Silchuk

**Location:** A Property Located At 5224 Buena Vista Avenue, Approximately 1,150 South Of Madison Avenue In The Fair Oaks Community.

**Request:** A 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.

A 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](mailto:foxde@saccounty.net)

**6. PLNP2020-00013 – INK FREAKZ TATTOO FACILITY**  
**Supervisorial District(s): Kennedy**

**APN:** 042-0150-021

**Applicant:** Errol Villanueva

**Owner:** Donna Let, et al

**Location:** A Property Located At 4399 Florin Road In The South Sacramento Community.

**Request:** A Conditional Use Permit to allow a tattoo facility in an existing building with Light Commercial (LC) zoning pursuant to Section 3.2.5, Table 3.1, Commercial, A.3.i of the Zoning Code.

**Application Date:** 1/13/2020

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

**7. PLNP2019-00367 – AEROJET SPECIAL PLANNING AREA AMENDMENT**

**Supervisory District(s):** Nottoli

**APN:** 072-0100-020

**Applicant:** Easton Development Company, LLC

**Owner:** Aerojet Rocketdyne, Inc.

**Location:** A Property Located At The Northwest Corner Of White Rock Road And Grant Line Road In The Cordova Community.

**Request:** A Zoning Ordinance Amendment to add an M-1 zoned property to the Aerojet Special Planning Area (SPA).

**Application Date:** 12/4/2019

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