



AGENDA

Project Review Committee

June 24, 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 live stream and 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.

How to make a public comment

- Email BoardClerk@sacounty.net. Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to access meeting material

The on-line version of the agenda and associated material is available at <http://sccob.sacounty.net>. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents.

How to request an 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@sacounty.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

INITIAL APPLICATION REVIEW

1. [DRCP2020-00054 – Metro Air Park Oats Building 3](#)

Supervisory District(s): Serna

APN: 201-1020-047

Applicant: Buzz Oates Construction

Location: Metro Air Park Special Planning Area In The Natomas Community.

Request: Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/17/2020

Lead Planner: *David Oulrey. Assistant Planner, (916) 875-5920*
oulreyd@saccounty.net

2. [DRCP2020-00061 – Metro Air Park Oats Building 4](#)

Supervisory District(s): Serna

APN: 201-1020-047

Applicant: Buzz Oates Construction

Location: Metro Air Park Special Planning Area In The Natomas Community.

Request: Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/17/2020

Lead Planner: *David Oulrey. Assistant Planner, (916) 875-5920*
oulreyd@saccounty.net

3. [DRCP2020-00062 – Metro Air Park Oats Building 5](#)

Supervisory District(s): Serna

APN: 201-1020-047

Applicant: Buzz Oates Construction

Location: Metro Air Park Special Planning Area In The Natomas Community.

Request: Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/17/2020

Lead Planner: *David Oulrey. Assistant Planner, (916) 875-5920*
oulreyd@saccounty.net

4. [PLNP2020-00089 – 8005 Watt Avenue Commercial Tentative Parcel Map](#)

Supervisory District(s): Frost

APN: 203-0050-053

Applicant/Owner: Deal Point Merrill, LLC

Location: 8005 Watt Avenue At The Northwest Corner Of The Intersection Of Watt Avenue And Elverta Road In The Antelope Community.

Request: Tentative Parcel Map To Subdivide An Existing 9.69 Into A 2.48 Acre Parcel, And A 7.29 Acre Parcel.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/9/2020

Lead Planner: *David Oulrey. Assistant Planner, (916) 875-5920*
oulreyd@saccounty.net

5. [PLNP2020-00054 – Mutual Housing And Habitat For Humanity At 46th Street](#)
Supervisorial District(s): Kennedy

APN: 039-0011-013

Applicant: Mutual Housing California

Owner: Habitat For Humanity Greater Sacramento

Location: Southern Terminus Of Lang Avenue And 46th Street
Approximately 0.3 Miles South Of 47th Avenue In The South Sacramento Community.

Request: Tentative Subdivision Map To Divide An Approximately 7.1-Grossacre, Split-Zoned Parcel Into 18 Lots For Single-Family Residential Uses On Approximately 3.6 Gross Acres In The RD-5 Zone; Two Lots For 108 Affordable Apartment Units On Approximately 3.5 Gross Acres In RD-20 Zoning District.

Special Development Permit To Allow The Following:

- Deviation From The Minimum Setback Required From Residentially-Zoned Or Property Used For Residential Purposes;
- Deviation From The Required Landscape Screening North Of The Trash Enclosure.

Design Review To Deviate From Minimum Covered Parking Spaces Requirements And To Comply With The Countywide Design Guidelines.

State Density Bonus To Allow For 108 Affordable Units And For The Following Incentives:

- Deviation From Minimum Building Setbacks (Front, Rear, And Side Street);
- Deviation From The Required Minimum Parking Spaces.

Application Date: 2/25/2020

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

6. [PLNP2020-00050 – Starbucks Coffee Company Northern California](#)

Supervisorial District(s): Frost

APN: 073-0890-028

Applicant: Murieta Marketplace, LLC

Location: 7195 Murieta Drive On The South Side Of Jackson Road
Approximately 500 Feet East Of Murieta Drive In The
Cosumnes Community.

Request: Use Permit For A Drive Through With Amplified Sound
Located Within 300 Feet Of A Residential Zoning
Districts (RD-3).

Design Review To Comply With The Countywide Design
Guidelines.

Application Date: 2/24/2020

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

7. [PLNP2020-00076 – Palladay Road Tentative Parcel Map](#)

Supervisorial District(s): Frost

APN: 202-0070-040 And -041

Applicant: RCH Group

Owner: William J Krause And Cynthia E. Krause

Location: North End Of Palladay Road Approximately 0.8-Mile
(4,000 Feet) North Of Elverta Road In The Rio
Linda/Elverta Community.

Request: Rezone From Agricultural Residential 5 (AR-5) To
Agricultural Residential 2 (AR-2) On Approximately 10
Acres.

Tentative Parcel Map To Divide Two Properties Into Four
New Parcels And A Remainder.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 3/17/2020

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

8. [DRCP2018-00138 – 52nd Avenue Truck Terminal](#)

Supervisory District(s): Kennedy

APN: 041-0092-009 And 041-0100-020

Applicant: Peabody Civil Engineering

Owner: Crown Enterprises Inc.

Location: 3440 52nd Avenue In The South Sacramento Community.

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

Application Date: 12/7/2018

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

MEETINGS ARE HELD EVERY 2ND AND 4TH WEDNESDAY OF THE MONTH