



AGENDA
Project Review Committee
July 22, 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 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.

Written comment

- Send an email comment to BoardClerk@saccounty.net.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814.

MEETING MATERIAL

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

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@saccounty.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. **PLNP2020-00133 – Badger Valley ADU**

Supervisory District(s): Nottoli

Assessor Parcel No: 136-0130-048

Applicant/Owner: William Huss/Kerry & Cheri Bowen

Location: 11517 Badger Valley Road In The Cosumnes Community.

Request: Special Development Permit To Allow For A 1,195 Square Foot Accessory Dwelling Unit (ADU) In The Rear Yard Of A 4.79 Acre Rural Parcel In The A-5 Zone. The Proposed ADU Deviates From The Maximum Square Footage Allowed Outright On A Lot Greater Than 5,200 Square Feet Pursuant To Section 5.4.5.F.3 Of The Zoning Code.

Application Date: 6/4/2020

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

2. **PLNP2020-00095 – Fair Oaks Boulevard Cottages Special Development Permit**

Supervisorial District(s): Peters

Assessor Parcel No: 244-0120-016 And 244-0120-012

Applicant/Owner: SSL Enterprise LLC

Location: 10629 And 10635 Fair Oaks Boulevard In The Fair Oaks Community.

Request: Special Development Permit To Allow A 15 Unit Multi-Family Development In The Fair Oaks Village Special Planning Area (SPA).

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/22/2020

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

3. **PLNP2020-00114 – All Seasons Pheasant Ridge Residential Care Home**

Supervisorial District(s): Frost

Assessor Parcel No: 224-0240-041

Applicant/Owner: Baranov Building Design

Location: 8566 Pheasant Ridge Lane In The Orangevale Community.

Request: Conditional Use Permit To Allow For An Existing Residential Care Home To Increase Serving Capacity From Six Persons To Eight Persons, Pursuant To Section 3.5.1.I Of The Zoning Code.

Application Date: 5/19/2020

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

4. **PLNP2020-00020 – 7775 Stockton Boulevard Retail Development**

Supervisorial District(s): Kennedy

Assessor Parcel No: 115-1980-001

Applicant/Owner: All Access Permits/JOB Investments

Location: Southeast Corner Of The Stockton Boulevard And Mimosa Way Intersection In The South Sacramento Community.

Request: Use Permit To Allow A Drive-Through With No Amplified Sound Features Located Within 75 Feet Of Residential Zoning Districts.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 1/23/2020

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

5. **PLNP2019-00359 – Sacramento Church Of God**

Supervisorial District(s): Peters

Assessor Parcel No: 260-0120-034

Applicant/Owner: Church Of God (Seventh Day)

Location: 6637 Grant Avenue In The Carmichael Creek Neighborhood Preservation Area (NPA) In The Carmichael Community.

Request: Use Permit To Legalize An Existing Church And Add Approximately 1,100 Square Feet To The Existing Multi-Purpose Room For A Total Capacity Of 102 Persons On Approximately 1.33 Acres In The RD-2 (Residential) Zoning District.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 11/22/2019

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

Meetings Are Held Every 2nd And 4th Wednesday Of The Month