



AGENDA
Project Review Committee
July 8, 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. Please refer to the meeting agenda for instructions related to making public comments.

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@saccounty.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.saccounty.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@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. **[PLNP2020-00087 – Dove Drive Tentative Parcel Map](#)**

Supervisorial District(s): Peters

Assessor Parcel No: 239-0061-011

Applicant/Owner: Dmitriy Franchuk

Location: 5213 Dove Drive, Approximately .4 Miles Southwest Of The San Juan Avenue And Madison Avenue Intersection In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide .28 Acres Into Two Lots In The RD-5 (Single-Family Residential, 5 Units/Acre) Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/7/2020

Lead Planner: Meredith Holsworth, Associate Planner
(916) 874-5835, holsworthm@saccounty.net

2. **PLNP2019-00296 – South Sac Properties Boat, Recreational Vehicle And Commercial Storage**

Supervisory District(s): Kennedy

Assessor Parcel No: 115-0031-038

Applicant/Owner: South Sac Properties, LLC

Location: Northwest Corner Of The Wilbur Way And Elsie Avenue Intersection In The South Sacramento Community.

Request: Development Plan Review To Allow An Approximately 6,800-Squarefoot Shop/Office And The Storage Of Operable Boats, RVs And Commercial Vehicles On Approximately 12.9 Acres In The M-1 Zoning District And South Sacramento Industrial NPA.

Minor Use Permit To Allow The Storage Of Operable Boats, RVs And Vehicles On Approximately 12.9 Acres In The M-1 Zoning District.

Special Development Permit To Allow:

- A Reduction In The Required 75-Foot Setback From Abutting Residential Zones To The South (Proposed 50-Foot Setback) Of The Subject Parcel;
- Uncovered Storage Proposed Outside The Buildable Portion Of The Subject Parcel, Specifically Within The Required Yard Areas Abutting Residential Zones To The South And West Of The Subject Parcel and;
- Increase In The Maximum 10-Foot Distance Between Required Fencing And Proposed Trees In The Required Landscape Planter To The West (Proposed Approximately 16 Feet) And To The South (Proposed Approximately 30 Feet).

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 9/20/2019

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

3. **PLNP2020-00073 – 7300 Redwing Accessory Dwelling Unit**

Supervisory District(s): Frost

Assessor Parcel No: 213-0570-001

Applicant/Owner: Evelina Kislyanka/ Eduard Kislyanka

Location: 7300 Redwing Court In The Orangevale Community.

Request: Special Development Permit To Develop An ADU Up To 1,200 Square Feet In Habitable Space.

Application Date: 3/12/2020

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

4. **PLNP2019-00228 – Hazel Avenue Tentative Parcel Map**

Supervisory District(s): Frost

Assessor Parcel No: 213-0343-024

Applicant/Owner: Kevin Amini

Location: 7025 Hazel Avenue In The RD-3 Zone In The Orangevale Community.

Request: Extension Of A Previously Approved Tentative Parcel Map To Divide Approximately 1.568 Acres Into Five Lots At 7025 Hazel Avenue.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 7/19/2019

Lead Planner: Nishant Seoni, Assistant Planner
(916) 874-7966, seonin@saccounty.net

5. **PLNP2019-00202 – 10325 Franklin Boulevard Tentative Parcel Map**

Supervisory District(s): Nottoli

Assessor Parcel No: 132-0030-020

Applicant/Owner: Cornerstone Church Of The Nazarene

Location: 10325 Franklin Boulevard In The A-2 Zone In The Delta Community.

Request: Tentative Parcel Map And Design Review To Divide 7.65 Acres Into Three Parcels, Two Of 2 Acres And One Of 3.87 Acres.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 6/18/2019

Lead Planner: Nishant Seoni, Assistant Planner
(916) 874-7966, seonin@saccounty.net

6. **PLNP2020-00075 – 4965 Harrison Street Parcel Map**

Supervisory District(s): Peters

Assessor Parcel No: 228-0380-013

Applicant/Owner: Riverside Builders Inc./ Vasiliy Manzuyk

Location: 4965 Harrison Street On The West Side, Approximately 470 Feet South Of Tresler Avenue In The North Highlands Community.

Request: Tentative Parcel Map To Divide Approximately 0.61 Acres Into Four Lots With A Remainder Lot In The RD-10 Zone.

Special Development Permit To Allow More Than Two Lots To Be Accessed By A Private Drive.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 3/16/2020

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, oulreyd@saccounty.net

7. **PLNP2020-00096 – 1870 Claremont Avenue Parkway Corridor Conditional Use Permit**

Supervisorial District(s): Peters

Assessor Parcel No: 283-0260-017

Applicant/Owner: Casey And Joan Kelly
Location: 1870 Claremont Road On The South Side Of Claremont Road, Approximately 319 Feet Southwest Of Coda Lane In The Carmichael Community.

Request: Conditional Use Permit For The Remodel And Enlargement Of An Existing Residence Located With The Bluff Setback Area Required By The Parkway Corridor Combining Zone.

Application Date: 4/23/2020

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, oulreyd@saccounty.net

8. **PLNP2020-00102 – Metro Air Park Chevron**

Supervisorial District(s): Serna

Assessor Parcel No: 201-1020-091

Applicant/Owner: AU Energy LLC

Location: Northwest Corner Of Metro Air Park Way And Pacific Gateway Drive In The Natomas Community.

Request: Use Permit And Design Review For A New Chevron Auto Fuel Station, Convenience Store, Self-Service Drive Through Carwash Tunnel And A Quick Serve Restaurant With Drive-Thru In The Metro Air Park Special Planning Area.

Application Date: 5/4/2020

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, oulreyd@saccounty.net

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