



AGENDA
Project Review Committee
September 23, 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. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

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. **[PLNP2020-00094 – 2804 California Avenue Tentative Parcel Map](#)**

Supervisory District(s): Peters

Assessor Parcel No: 273-0323-013

Applicant/Owner: JTS Engineering Consultants, Inc./ Michael Borgman

Location: 2804 California Avenue, Approximately 450 Feet South Of Palm Drive In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide A 1.94-Acre Property Into Three Lots In The RD-2 Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/20/2020

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

2. **PLNP2020-00182 – Stoneridge Quarry Use Permit Amendment**

Supervisorial District(s): Frost

Assessor Parcel No: 073-0020-008, 072-0110-045 And 072-0110-065

Applicant/Owner: Angelo G. Tsakopoulos

Location: Approximately 1.5 Miles South Of White Rock Road, And 500 Feet East Of Scott Road In The Cosumnes Community.

Request: Use Permit Amendment To Revise The Following Condition Associated With Control Number PLNP2012-00264. The Prior Project Allowed For A Hard Rock Quarry On Approximately 619 Acres Of The 1,360 Acre Site.

Application Date: 8/4/2020

Lead Planner: Mark Michelini, Senior Planner
(916) 874-5648, michelini@saccounty.net

3. **PLNP2020-00160 – Metro Air Park Lot 18 Tentative Parcel Map**

Supervisorial District(s): Serna

Assessor Parcel No: 201-1020-018

Applicant/Owner: JTS Engineering Consultants, Inc./ABS Investments, LLC

Location: West Elkhorn Boulevard Within The Metro Air Park Special Planning Area In The Natomas Community.

Request: Tentative Parcel Map To Divide Approximately 13.91 Acres Into 7 New Parcels.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 7/9/2020

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

4. **PLNP2020-00171 – El Dorado Savings Bank Drive Through Conditional Use Permit**

Supervisorial District(s): Frost

Assessor Parcel No: 073-0890-004

Applicant/Owner: Murieta Marketplace Associates, LLC

Location: 7185 Murieta Drive In The Cosumnes Community.

Request: Conditional Use Permit To Allow A Drive Through With Amplified Sound Within 300 Feet Of A Residential Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 7/17/2020

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

5. **PLNP2020-00125 – Cemo Circle Mini Storage**

Supervisorial District(s): Frost

Assessor Parcel No: 069-0102-005, -017

Applicant/Owner: Thomas Law Group/DDM Development, Inc.

Location: Approximately 450 Feet North Of Coloma Road In The Cordova Community.

Request: Community Plan Amendment And Rezone From MP (Industrial-Office Park And M-2 (Heavy Industrial) To M-1 (Light Industrial) On Two Parcels Totaling 3.09 Acres.

Use Permit To Allow Cargo Containers To Be Utilized As Storage Units.

Minor Use Permit To Allow Storage Of Operable Boats And Recreational Vehicles In The M-1 Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 5/29/2020

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

6. [PLNP2020-00113 – Metro Air Park Lot 36 Tentative Parcel Map](#)

Supervisory District(s): Serna

Assessor Parcel No: 201-1020-036

Applicant/Owner: JTS Engineering Consultants, Inc./Metro Airpark Holdings, LLC

Location: East Of Metro Air Parkway Between West Elkhorn Boulevard And Meister Way Within The Metro Air Park Special Planning Area In The Natomas Community.

Request: Tentative Parcel Map To Divide Approximately 22.7 Acres Into 25 Lots Within The Metro Air Park Special Planning Area (SPA).

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 5/18/2020

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

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