



AGENDA
Project Review Committee
Wednesday, November 25, 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

ORDER OF AGENDA

Initial Application Review
Review Conditions of Approval

INITIAL APPLICATION REVIEW

1. **[PLNP2020-00082 – 6115 Verner Avenue Tentative Parcel Map](#)**

Supervisorial District(s): Frost

Assessor Parcel No: 213-0211-024

Applicant/Owner: Oleg Makovey

Location: 6115 Verner Avenue, Approximately 40 Feet West Of The Intersection Of Verner Avenue And Wendal Lane In The Carmichael/Old Foothill Farms Community.

Request: Tentative Parcel Map To Divide Approximately 1.8 Acres Into Three Parcels In The RD-2 Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 3/20/2020

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

2. **PLNP2020-00134 – 6849 Watt Avenue Popeye’s Drive-Thru**

Supervisorial District(s): Frost

Assessor Parcel No: 208-0152-036 And -037

Applicant/Owner: Milestone Associates/Abdul Noor

Location: 6849 Watt Avenue On 0.76 Acres In The North Watt Avenue Special Planning Area Within The Commercial Mixed Use Subzone Of The Elkhorn District Of The Special Planning Area In The North Highlands Community.

Request: Use Permit To Allow A Drive-Through With Amplified Sound Features Located Within 300 Feet Of Residential Zoning Districts.

Special Development Permit To Allow The Following Deviations From The North Watt Special Planning Area:

- Front Building Setback Of 51.59 Feet, Which Is Greater Than The Maximum 18 Foot Maximum.
- Build-To-Line Of 0%, Which Is Less Than The 70% Minimum.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 6/9/2020

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

3. **PLNP2020-00069 – 624 Elkhorn Boulevard Tentative Parcel Map**

Supervisorial District(s): Frost

Assessor Parcel No: 214-0010-030

Applicant/Owner: Anil Kumar And Amandeep Kaur

Location: 624 Elkhorn Boulevard In The Rio Linda/Elverta Community.

Request: Tentative Parcel Map To Legalize An Existing Unlawful 2.06 Acre Parcel That Was Created In Violation Of The Subdivision Map Act.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 3/6/2020

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

4. **DRCP2020-00109 – Northpoint Building 4**

Supervisorial District(s): Serna

Assessor Parcel No: 201-1020-008

Applicant/Owner: NorthPoint Development

Location: West Of Metro Air Parkway And To The East Of The Project First Base Building In The Natomas Community.

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

Application Date: 10/7/2020

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

5. **DRCP2020-00110 – Northpoint Building 5**

Supervisorial District(s): Serna

Assessor Parcel No: 201-1020-008

Applicant/Owner: NorthPoint Development

Location: West Of Metro Air Parkway And To The East Of The Project First Base Building, In The Natomas Community.

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

Application Date: 10/7/2020

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

6. **DRCP2020-00114 – Olive Grove Town Homes**

Supervisory District(s): Peters

Assessor Parcel No: 253-0220-053

Applicant/Owner: Mitchell A. McAllister/Kendall James Hales

Location: 5334 Kenneth Avenue In The Fair Oaks Community.

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

Application Date: 10/22/2020

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

7. **PLNP2020-00221 – 7585 Callaway Drive Development Plan Review**

Supervisory District(s): Frost

Assessor Parcel No: 073-0870-018

Applicant/Owner: Mosswood Holdings, LLC

Location: 7585 Callaway Drive, Approximately 0.7 Mile East Of The Murieta South Parkway And Jackson Road Intersection In The Rancho Murieta Community.

Request: Development Plan Review To Allow An Approximately 3,400-Square Foot Single-Family Residence On 0.36 Acres In RD-5(PD) Zoning District.

Application Date: 9/24/2020

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

8. **PLNP2020-00222 – 14805 Reynosa Drive Development Plan Review**

Supervisory District(s): Frost

Assessor Parcel No: 128-0270-002

Applicant/Owner: Mosswood Holdings, LLC

Location: 14805 Reynosa Drive, Approximately 0.3 Mile East Of The Murieta South Parkway And Jackson Road Intersection In The Rancho Murieta Community.

Request: Development Plan Review To Allow An Approximately 3,200-Square Foot Single-Family Residence On 0.26 Acres In RD-5(PD) Zoning District.

Application Date: 9/24/2020

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

9. **PLNP2017-00238 – Tokay Crossing Tentative Subdivision Map**

Supervisory District(s): Nottoli

Assessor Parcel No: 064-0032-004, -005, 064-0064-009 And -010

Applicant/Owner: Walters Land Planning/Tokay 40, LLC

Location: 9010 Tokay Lane, Approximately 750 Feet East Of South Watt Avenue In The Vineyard Community.

Request: Community Plan Amendment Of Approximately 5.2 Acres From RD 3-5 Single-Family Residential To RD 5-7 Single-Family Residential.

Rezone Of Approximately 40.6 Acres From IR Interim Residential To:

- RD-5 Single-Family Residential On Approximately 17.7 Acres;
- RD-7 Single-Family Residential On Approximately 18.1 Acres;
- Recreation On Approximately 4.9 Acres.

Tentative Subdivision Map To Divide 40.6 Acres Into:

- 84 Single-Family Lots In The RD-5 Zone;
- 109 Single-Family Lots In The RD-7 Zone;
- One 2.8 Acre Park (Lot A) In The "O" Zone;
- Two Detention Basin Lots: 1.7 Acres Onsite (Lot B) In The "O" Zone And 1.1 Acres Offsite (Basin SWATTD, Phase 2A) Located By South Watt Avenue;
- Six Landscape Lots (Lots C, D, E, F, G And H) In The RD-5 And RD-7 Zone. Note: Existing Five Foot Wide SMUD Utility Easement Along Lots 90-98 Proposed To Be Quit Claimed.

Special Development Permit To Deviate From Minimum Front And Rear Yard Setbacks.

Quit Claim For The Five Foot Wide SMUD Utility Easement Along Lots 94-102.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 8/22/2017

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

REVIEW CONDITIONS OF APPROVAL

10. **PLNP2020-00098 – Grubbs Bell Acqua Lake 3**

Supervisorial District(s): Frost

Assessor Parcel No: 214-0160-107

Applicant/Owner: Steve And Nikol Grubbs

Location: 850 Feet South Of The Intersection Of Dry Creek Road And E Street On The East Side Of Dry Creek Road In The Rio Linda/Elverta Community.

Request: Tentative Parcel Map To Divide A 16.15 Acre Parcel Into One 1.77 Acre Parcel And One 14.38 Acre Parcel.

Rezone Of 16.15 Acres Of Commercial Recreation (C-O) To 14.38 Acres Of Commercial Recreation (C-O) And 1.77 Acres Of Agricultural Residential 1 (AR-1).

Community Plan Amendment To Update The Land Designations For 16.15 Acres Of Commercial Recreation (C-O) To 14.38 Acres Of Commercial Recreation (C-O) And 1.77 Acres Of Agricultural Residential 1-5 (AR-1-5).

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/27/2020

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

11. [PLNP2019-00134 – Fair Oaks Promenade Lot 22](#)

Supervisorial District(s): Peters

Assessor Parcel No: 235-0060-022

Applicant/Owner: Petrovich Development Company

Location: 5428 Hazel Avenue, Approximately 340 Feet North Of Madison Avenue In The Fair Oaks Community.

Request: Development Plan Review For A 12,440-Square-Foot Retail Structure On Approximately 1.38 Acres In The Interim SC Zoning District, Pursuant To Condition No. 1 Of 2008-PAB-DRS-00099.

Use Permit To Allow A Drive-Through With Amplified Sound Features Located Within 300 Feet Of Residential Zoning Districts.

Special Development Permit To Allow A Reduction In The Required Landscaped Area Between The Proposed Drive-Through Lane And Hazel Avenue.

Design Review To Comply With Countywide Design Guidelines.

Application Date: 4/15/2019

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711
pattene@saccounty.net

12. [PLNP2020-00054 – Mutual Housing And Habitat For Humanity At 46th Street](#)

Supervisorial District(s): Kennedy

Assessor Parcel No: 039-0011-013

Applicant/Owner: Mutual Housing California Sacramento/Sacramento Housing And Redevelopment Agency

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:

- Request To Allow The Proposed Trash Enclosures To Deviate From The Minimum Setback Required For A Trash Enclosure Adjacent To Residentially-Zoned Or Property Used For Residential Purposes. The Trash Enclosure Is Required To Be Setback 25 Feet From The Western Property Line. The Project Proposes To Be Setback 0 Feet From The Property Line;
- Deviation From The Required Landscape Screening West Of The Trash Enclosures. The Project Is Required To Have Five Feet Of Landscaping Installed Around The Trash Enclosure. The Trash Enclosure Will Deviate From The Required Landscaping Along The Western Side Of The Trash Enclosures.

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

13. **PLNP2019-00355 – Chick-Fil-A Use Permit Amendment**

Supervisory District(s): Peters

Assessor Parcel No: 278-0270-033

Applicant/Owner: Chick-Fil-A, Inc./Atkins

Location: 2101 Alta Arden Expressway In The Arden Arcade Community.

Request: 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).

Special Development Permit To Allow For The Proposed Drive-through Lanes To Deviate From The 12 Foot Minimum Width Requirement.

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

14. **PLNP2019-00275 - El Modena Avenue Parcel Map**

Supervisorial District(s): Frost

Assessor Parcel No: 202-0272-008

Applicant/Owner: Matthew Souza/Raul Melendez And Evelin Rivas

Location: 8408 El Modena Avenue, Approximately 2,400 Feet North Of Elverta Road In The Rio Linda/Elverta Community.

Request: Tentative Parcel Map To Divide 9.99 Acres Into Four Parcels In The AR-2 Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 9/3/2019

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

15. **PLNP2018-00352 – Prestige Senior Care**

Supervisorial District(s): Frost

Assessor Parcel No: 224-0200-021

Applicant/Owner: Lilli Lapadat

Location: 7900 Hazel Avenue In The Orangevale Community.

Request: Use Permit To Allow A 15-Bed Congregate Care Facility In The AR-2 Zone.

Special Development Permit To Allow:

- Deviation From The Required Seven Foot Wide Continuous Landscaped Planter Area Adjacent To The Interior Property Lines Of All Adjoining Parcels Zoned For Residential Or Agricultural Residential Purposes (Zoning Code Section 5.2.4.B.3);
- Deviation From The Required Solid Wood Fence Or Masonry Wall Of At Least Six Feet In Height Along The Interior Property Lines When Located Adjacent To Residential And Agricultural-Residential Zoning Districts (Zoning Code Section 5.2.5.C.2).

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 11/21/2018

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

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