



# AGENDA

January 17, 2019  
9:00 AM

## PROJECT REVIEW COMMITTEE

Sacramento County - Old Administration Building  
827 7<sup>th</sup> Street, Community Room, First Floor  
Sacramento, CA 95814-1298

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**MEETINGS ARE HELD EVERY 1<sup>ST</sup> AND 3<sup>RD</sup> THURSDAY OF THE MONTH**

<b>Department:</b>	<b>Condition Review / Initial Review Representative(s):</b>
Chairman	Brian Holloway
Application Processing Section	Manuel Mejia / Joelle Inman
Building Inspection	Genice Arnold / Mark Stephan / Shawn Rodgers
Department of Public Health	Megan Sheffield
Department of Regional Parks	Mikki McDaniel
Department of Transportation	Tony Do / Pete Kokkinis
Department of Water Resources	Luis Rodriguez
Design Review Administrator	Paul Gumbinger / Michael Wall / Hussein Abdu
Environmental Management	Chris Hunley
Sacramento Area Sewer District, Water Quality	Yadira Lewis / Ken Murray
Sacramento Metropolitan Fire District	Amy Nygren / Michael Hambrick
Sheriff's Department	Phillip Vogel
Site Improvement and Permits Section	Javier Zaragoza / Tony Santiago
SMUD	Yujean Kim / John Yu / Duncan McCormack
Southgate Recreation and Park District	Juanita Cano / Eric Jones
Survey Section	Jon Scarpa

**[PRC MEMBERS: TO VIEW PRC-RELATED DOCUMENTATION, PLEASE CLICK HERE.](#)**

### **Order of Agenda:**

- I. Initial Application Review
- II. Review Condition of Approval

## I. INITIAL APPLICATION REVIEW:

- 1. CONTROL NO.:** PLNP2017-00238 – Tokay Crossing Tentative Subdivision Map
- APN:** 064-0032-004, -005 & 064-0064-009, -010
- Applicant:** Walters Land Planning
- Owner:** Tokay 40, LLC
- Location:** The property is located at 9010 Tokay lane, approximately 750 feet east of South Watt Avenue in the Vineyard Community.
- Request:** A **Community Plan Amendment** of approximately 5.2 acres from RD 3-5 Single-Family Residential to RD 5-7 Single-Family Residential.  
A **Rezone** of approximately 40.6 acres from IR Interim Residential to:  
a. RD-5 Single-Family Residential on approximately 17.8 acres,  
b. RD-7 Single-Family Residential on approximately 18.1 acres,  
c. O Recreation on approximately 4.7 acres.  
A **Tentative Subdivision Map** to divide 40.6 acres into:  
a. 85 single-family lots in the RD-5 zone,  
b. 113 single-family lots in the RD-7 zone,  
c. One 2.6 acre park (Lot A) in the “O” zone,  
d. Two Detention Basins: 1.7 acres onsite (Lot B) in the “O” zone and 1.1 acres offsite (Basin SWATTD, Phase 2A) located by South Watt Avenue,  
e. Six landscape lots (Lots C, D, E, F, G and H) in the RD-5 and RD-7 Zone.  
A **Special Development Permit** to deviate from minimum front and rear yard setbacks.  
An **Abandonment** for the five foot wide SMUD Utility Easement along Lots 94-102.  
A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 8/22/2017
- Lead Planner:** *Leanne Mueller, Associate Planner, (916)874-6155, [muellerl@saccounty.net](mailto:muellerl@saccounty.net)  
Ciara Fisher, Assistant Planner (916) 874-1628, [fisherci@saccounty.net](mailto:fisherci@saccounty.net)*
- [Click here for more details.](#)
- 2. CONTROL NO.:** PLNP2018-00240 – Mack Powell Event Center
- APN:** 278-0171-048-0000
- Applicant:** HGA Architects and Engineers
- Owner:** Sacramento Association of Realtors
- Location:** The Property Is Located At 2003 Howe Avenue, Approximately 0.1 Miles South From The Cottage Way And Howe Avenue Intersection, In The Arden Arcade Community.

## I. INITIAL APPLICATION REVIEW:

**Request:** A **Use Permit** to utilize the assembly space and add 3,450 square feet to the footprint of an existing office building for an event center in the BP (Business Professional) Zone on approximately 3.16 acres. A **Special Development Permit** to allow the expansion of the office building to deviate from the side yard setback requirement of 25 feet between the Multifamily (RD-30) and Office (BP) Zoning. A **Minor Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 8/24/2018

**Lead Planner:** Ciara Fisher, Assistant Planner, 916-874-1628, [fisherci@saccounty.net](mailto:fisherci@saccounty.net)

[Click here for more details.](#)

### 3. CONTROL NO.: PLNP2018-00307 – Real Estate Risk Management Office

**APN:** 073-0152-015-0000

**Applicant:** Virgil and Lynette Flores

**Consultant:** Rob Fong

**Location:** The Property Is Located At 14470 Haycock Street, Approximately 0.7 Miles West From The Corner Of Stonehouse Road And Jackson Road, In The Cosumnes Community.

**Request:** A **Use Permit** to legalize the current use of an existing real estate office in the A-5 (General Agricultural) Zone on approximately 4.78 acres (SZC 3.7.7.A.2.). A **Minor Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 10/16/2018

**Lead Planner:** Ciara Fisher, Assistant Planner, 916-874-1628, [fisherci@saccounty.net](mailto:fisherci@saccounty.net)

[Click here for more details.](#)

### 4. CONTROL NO.: PLNP2018-00358 – Arabic Church of Sacramento

**APN:** 271-0153-022, 271-0191-012/013/014

**Applicant:** Holloway Land Co. Inc.

**Owner:** Arabic Church of Sacramento

**Location:** The property is located at 2810, 2764, 2758 and 2730 Eastern Avenue, approximately 500 feet south of Marconi Avenue in the Arden Arcade community.

**Request:** A **Use Permit** to allow a place of worship and preschool in the RD-4 zone. A **Design Review** to comply with the Countywide Design Guidelines.

## I. INITIAL APPLICATION REVIEW:

**Application Date:** 11/27/2018

**Lead Planner:** *Meredith Holsworth, Associate Planner, (916) 874-5835, [holsworthm@sacounty.net](mailto:holsworthm@sacounty.net)*

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### 5. CONTROL NO.: PLNP2018-00085 – Origel Accessory Dwelling Unit

**APN:** 148-1170-015

**Applicant:** Chris Trapp

**Owner:** Fernando Origel

**Location:** The property is located at 9930 Kerry Bog Court, approximately 500 feet east of Gray Horse Drive in the Southeast community.

**Request:** A **Special Development Permit** to allow a 1,188 square-foot detached accessory dwelling unit to exceed the 800 square-foot size requirement on approximately 1.97 acres in the AR-2 zone.

**Application Date:** 4/6/2018

**Lead Planner:** *Thomas Vogt, Associate Planner, (916) 875-5563, [vogtt@sacounty.net](mailto:vogtt@sacounty.net)*

[Click here for more details.](#)

### 6. CONTROL NO.: PLNP2018-00243 – Abu Accessory Dwelling Unit

**APN:** 148-1170-024

**Applicant:** Ogbanedi Abu

**Engineer:** Kevin Fong Design

**Location:** The property is located at 9855 Diablo Vista Avenue, approximately 2,000 feet east of Christensen Road in the Southeast community.

## II. REVIEW CONDITIONS OF APPROVAL:

**Request:** A **Special Development Permit** to allow a 1,200 square-foot accessory dwelling unit to deviate from the 800 square-foot size requirement on 1.87 acres in the AR-2 zone.

**Application Date:** 8/28/2018

**Lead Planner:** *Thomas Vogt, Associate Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

[Click here for more details.](#)

### 7. CONTROL NO.: PLNP2018-00300 – Fat Cat Tattoo

**APN:** 230-0442-020-0000

**Applicant:** Tommy Garcia

**Owner:** Meadows Property Management

**Location:** The property is located at 5159 and 5155-02 Madison Avenue approximately 540 feet east of Auburn Blvd in the Carmichael/ Old Foothill Farms community.

**Request:** A **Use Permit** to allow a tattoo shop at 5159 and 5155-02 Madison Avenue as required by Table 3.1 of the Sacramento County Zoning Code (Zoning Code).

**Application Date:** 10/10/2018

**Lead Planner:** *Emma Patten, Assistant Planner, 875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)*

[Click here for more details.](#)