



# AGENDA

**October 18, 2018**

**8:30 A.M.**

(IMMEDIATELY FOLLOWING SUBDIVISION REVIEW COMMITTEE)

## PROJECT REVIEW COMMITTEE

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

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

Department:	Condition Review / Initial Review Representative(s):
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

### TELECONFERENCE SYSTEM

To teleconference into the meeting for **October 18, 2018**, please Call (916) 876-4100.

The meeting Conference ID is: **101594**

PRC AND SRC MEETINGS ARE RECORDED ON DIGITAL RECORDING EQUIPMENT.

See the last page of this agenda for more teleconference information.

[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:

## Project:

- 1. CONTROL NO.:** **PLNP2018-00063 A SPECIAL DEVELOPMENT PERMIT AMENDMENT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW KNOWN AS COUNTRY CLUB PLAZA**
- APN:** **281-0011-030, 281-0011-035**
- Applicant:** **COACT Designworks**
- Owner:** **EDM Reality Group**
- Location:** The property is located at the southeast corner of Watt Avenue and El Camino Avenue in the Arden Arcade Community.
- Request:** A **Special Development Permit** Amendment to amend the previously approved Special Development Permit (PLNP2016-00147), modifying the number of required parking spaces and landscaping to the placement of four new pads at the Country Club Plaza Shopping Center ) in the Shopping Center (SC) Zoning District.
- A **Special Development Permit** to deviate from the requirement for 25 feet of landscaping between the right of way and drive through aisle for Pad VIII, as required by Zoning Code Section 3.9.3.V.1.f .
- A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 3/20/2018
- Lead Planner:** *Leanne Mueller, Associate Planner, 916-874-615, [leannemueller@saccounty.net](mailto:leannemueller@saccounty.net)*
- [Click here for more details.](#)
- 2. CONTROL NO.:** **PLNP2018-00152 A SPECIAL DEVELOPMENT PERMIT KNOWN AS 4720 NORRIS AVENUE RESIDENTIAL ACCESSORY DWELLING UNIT**
- APN:** **240-0111-069**
- Applicant/Owner:** **Bernardine Schultz**
- Location:** The property is located at 4720 Norris Avenue, approximately 630 feet north of Orange Grove Road, in the Carmichael/Old Foothill Farms Community.
- Request:** A **Special Development Permit** to allow 1,182 square foot (sf) of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 800 sf on approximately 1.26 acres in the RD-2 zone.
- A **Special Development Permit** to allow five (5) existing accessory structures totaling approximately 2,134 sf to exceed the maximum allowable square footage of 1,782 sf (100 percent of the habitable floor area of the primary residential dwelling).
- A **Special Development Permit** to allow an existing chicken coop of approximately 100 sf to exceed the maximum allowable square footage of 30 sf, and to allow the chicken coop a reduced required setback distance from the interior side yard from 3 feet to 2 feet.
- Application Date:** 6/5/2018

## I. INITIAL APPLICATION REVIEW:

### Project:

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

[Click here for more details.](#)

- 3. CONTROL NO.:** PLNP2018-00243 A SPECIAL DEVELOPMENT PERMIT KNOWN AS ABU ACCESSORY DWELLING UNIT
- APN:** 148-1170-024
- Applicant:** Ogbanedi Abu
- Owner:** 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.
- 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](#)

## II. REVIEW CONDITIONS OF APPROVAL:

- 4. CONTROL NO.:** PLNP2018-00166 A TENTATIVE PARCEL MAP AND DESIGN REVIEW KNOWN AS CASTEL PLACE
- APN:** 213-0120-015
- Applicant/Owner:** Eric Kastell
- Engineer:** Wong & Associates
- Location:** The property is Located At 9175 Elm Avenue, Approximately 0.6 Miles East Of Hazel Avenue, In The Orangevale Community.
- Request:** A **Tentative Parcel Map** to create four lots and a remainder lot in the AR-1 zoning district on approximately five acres.  
A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 6/15/2018
- Lead Planner:** *Ciara Fisher, Assistant Planner, 916-874-1628, [fisherci@saccounty.net](mailto:fisherci@saccounty.net)*
- [Click here for more details.](#)
- 5. CONTROL NO.:** PLNP2018-00216 A USE PERMIT AND DESIGN REVIEW KNOWN AS CALAM ARDEN ARCADE

## II. REVIEW CONDITIONS OF APPROVAL:

<b>APN:</b>	<b>278-0223-019-0000</b>
<b>Applicant:</b>	<b>California American Water</b>
<b>Owner:</b>	<b>Goodwill Industries, Inc.</b>
<b>Location:</b>	The property is located At 2040 Alta Arden Expressway, Sacramento, In The Arden Arcade Community.
<b>Request:</b>	A Use Permit to allow a booster pump station in the LC, Limited Commercial zone. A Design Review to comply with the Countywide Design Guidelines.
<b>Application Date:</b>	8/2/2018
<b>Lead Planner:</b>	Cindy Schaer, Project Manager, (916) 874-8624, <a href="mailto:schaerc@saccounty.net">schaerc@saccounty.net</a>
<a href="#">Click here for more details.</a>	

### **TELECONFERENCE SYSTEM INFORMATION**

**PLEASE REFRAIN FROM ANSWERING “CALL-WAITING” PHONE CALLS WHILE ON THE TELECONFERENCE AS IT DISRUPTS THE MEETING.**

- Callers may be asked to wait in the teleconference “lobby” until the phone line opens at 8:25 a.m.
  - When you are connected, your name will be announced to the meeting attendees.
  - Applicants as well as agencies and County staff are welcome to teleconference.
  - SRC members may vote via teleconference only when approved by Chair.

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Place a test call to the central teleconference line prior to the scheduled teleconference date. If you experience a busy signal on the main line, try calling from a different telephone line until you are able to get through to the system. Sacramento County cannot be responsible for phone line incompatibilities.

**Remember:** Background noise from your surroundings may be discernible through the speakerphone in the hearing room; consider muting the phone while waiting for your project.

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[guerraa@saccounty.net](mailto:guerraa@saccounty.net) 

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