



AGENDA

November 15, 2018

8:30 A.M.

(IMMEDIATELY FOLLOWING SUBDIVISION REVIEW COMMITTEE)

PROJECT REVIEW COMMITTEE

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

MEETINGS ARE HELD EVERY 1ST AND 3RD 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 November 15, 2018, please call (916) 876-4100.

The meeting Conference ID is: **123250**

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:

- 1. CONTROL NO.:** PLNP2018-00222 – A USE PERMIT AMENDMENT AND DESIGN REVIEW KNOWN AS AM|PM CAR WASH REMODEL
- APN:** 237-0015-013
- Applicant:** Brian Holloway
- Owner:** Marc Strauch
- Location:** The property is located at 4747 Northgate Boulevard, at the southwest corner of the Northgate Boulevard and Del Paso Road intersection, in the Natomas community.
- Request:** A **Use Permit Amendment** to replace an existing 1,005 sf car wash facility with a new 2,124 sf car wash facility with 12 vacuum stalls and a driveway on 1.61 acres in the M-1 zoning district.
A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 8/9/2018
- Lead Planner:** *Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net*
- [Click here for more details.](#)
- 2. CONTROL NO.:** PLNP2018-00300 – A USE PERMIT KNOWN AS FAT CAT TATTOO
- APN:** 230-0442-020-0000
- Applicant:** Tommy Garcia
- Owner:** Meadows Property Management
- Location:** The property is at 5159 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 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*
- [Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2018-00263 – A SPECIAL DEVELOPMENT PERMIT KNOWN AS HANFORD ACCESSORY DWELLING UNIT

APN: 126-0510-004

Applicant/Owner: Kathy Hanford

Location: The Property Is Located At 9118 Mooney Road, Approximately 1200 Feet East of Wilton Road, In The Cosumnes Community.

Request: A **Special Development Permit** to allow a 1,200 square foot (sf) detached Accessory Dwelling unit (AD) which exceeds the 800 sf maximum allowed square feet of habitable space for a detached ADU on 4.84 acres in the Ag-80 zone.
A **Special Development Permit** to develop an ADU that deviates from the one-story restriction by building a two-story ADU with non-habitable space on the first story, and habitable space on the second story.
A **Special Development Permit** to allow a 1,750 sf garage, which exceeds the allowed 50% of non-habitable square footage, attached to an ADU.

Application Date: 9/10/2018

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

[Click here for more details.](#)

4. CONTROL NO.: PLNP2018-00270 – A USE PERMIT AND DESIGN REVIEW KNOWN AS DEL TACO DRIVE THRU USE PERMIT

APN: 260-0470-005

Applicant: TAIT & Associates

Owner: Guggenheim Development Services

Location: The Property Is Located At 7300 Fair Oaks Boulevard In The Fair Oaks Community.

Request: A **Use Permit** to allow a drive-thru with amplified sound and located at least 300 feet from residential zoning districts.
A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/13/2018

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

5. CONTROL NO.: PLNP2018-00278 – A USE PERMIT, SPECIAL DEVELOPMENT AND DESIGN REVIEW KNOWN AS OUR LADY OF THE ASSUMPTION

APN: 282-0340-047

Applicant: Father Eduino Silveira

Agent: Todd Chambers

Location: The Property Is Located At 5057 Cottage Way In The Carmichael Old Foothill Farms Community.

Request: A **Use Permit** amendment to increase the maximum amount of allowed students from 30 students to 60 students at the Church's existing preschool.
A **Special Development** to deviate from the required parking standards.
A **Design Review** to comply with the Countywide Design Guidelines

Application Date: 9/20/2018

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

[Click here for more details.](#)

6. CONTROL NO.: PLNP2018-00280 – A USE PERMIT AND INCIDENTAL DESIGN REVIEW KNOWN AS FLORIN SQUARE SHOPPING CENTER MONUMENT SIGN

APN: 050-0010-050-0000

Applicant: Pan Sign Company

Owner: Main and Main Del Paso LLC

Location: The Property Is Located At 4760 Florin Road, Approximately 0.4 Miles East Of Franklin Boulevard In The South Sacramento Community.

Request: A **Use Permit** to allow a 167 square foot monument sign in a Special Sign Corridor, on approximately 2.76 acres.
An **Incidental Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/21/2018

Lead Planner: Ciara Fisher, Assistant Planner, 916-874-1628, fisherci@saccounty.net

[Click here for more details.](#)

7.	<p>CONTROL NO.: PLNP2018-00282 – A USE PERMIT, SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW KNOWN AS ROOTS COFFEE DRIVE-THROUGH</p> <p>APN: 247-0280-011</p> <p>Applicant: Fair Oaks Coffee, Inc.</p> <p>Owner/Engineer: Ethan Conrad/JTS Engineering Consultants, Inc.</p> <p>Location: The Property Is Located At 9047 Fair Oaks Boulevard, At The Corner Of Fair Oaks Boulevard And San Juan Avenue, In The Carmichael Community.</p> <p>Request: A Use Permit to allow a drive through with amplified sound within 300 feet of a residential zoning district. A Special Development Permit to deviate from drive-through standards. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 9/25/2018</p> <p>Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net</p> <p>Click here for more details.</p>
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II. REVIEW CONDITION OF APPROVAL:

8.	<p>CONTROL NO.: PLNP2017-00288 – A SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW KNOWN AS BRODERICK SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW</p> <p>APN: 278-0280-024</p> <p>Applicant: University Capital Management</p> <p>Engineer: TASK Engineering, Inc.</p> <p>Location: The property is located at 1860 Howe Avenue, at the southeast corner of the intersection of Howe Avenue and Wyda Way, in the Arden Arcade community.</p> <p>Request: A Special Development Permit to reduce an existing side street yard setback from 24.5 feet to 10.5 feet for an approximately 1,052 square foot restaurant patio dining area on 3.61 acres in the AC (Auto Commercial) zone. A Special Development Permit to deviate from the requirement for street trees 30 feet on center. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 10/2/2018</p> <p>Lead Planner: Emma Patten, Assistant Planner, (916)875-4197, mchattene@saccounty.net</p> <p>Click here for more details.</p>
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TELECONFERENCE SYSTEM INFORMATION

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- 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.

TELECONFERENCE TIPS:

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.

For assistance immediately before and during the meeting, send e-mail to:

harrisros@saccounty.net

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