



AGENDA

December 20, 2018

8:30 AM

(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

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the Office of Planning and Environmental Review at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a 3rd party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-855-7100.

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

[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.	<p>CONTROL NO.: PLNP2018-00201 – A TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, USE PERMIT AND DESIGN REVIEW KNOWN AS COLLEGE OAK PLACE</p> <p>APN: 228-0151-005 and -024</p> <p>Applicant: Paul Feister</p> <p>Engineer: Steve Norman</p> <p>Location: The property is located at 5307 College Oak Drive, at the northwest corner of the Chippendale Drive and College Oak Drive intersection, in the Carmichael/Old Foothill Farms community.</p> <p>Request: A Tentative Subdivision Map to divide two parcels totaling approximately 0.48 net acre into seven lots for single-family residential use in the Business Professional Office (BP) zoning district. A Special Development Permit to allow reductions in minimum lot frontage and width from 60 feet (ft.) to 42 ft. (for Lots 1 through 6) and 51 ft. (for Lot 7), and in minimum lot depth from 100 ft. to 70 ft. (for Lots 1 through 7) in the BP zoning district. A Use Permit to allow for seven detached single-family dwellings in the BP zoning district. A Special Development Permit to allow reductions in single-family development standards for minimum front yard setbacks from 20 ft. to 13 ft. (for Lots 1, 3, 5, and 7) and 17 ft. (for Lots 2, 4, and 6); minimum interior side yard setbacks from 5 ft. to 2.5 ft. (for Lots 1 through 7); and minimum rear yard setbacks from 14 ft. (20 percent of average lot depth) to 10 ft. (for Lots 1 through 7). A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 7/16/2018</p> <p>Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net</p> <p>Click here for more details.</p>
2.	<p>CONTROL NO.: PLNP2016-00038 – A TENTATIVE PARCEL MAP AND DESIGN REVIEW KNOWN AS GOLOVIN TENTATIVE PARCEL MAP</p> <p>APN: 202-0180-003</p> <p>Applicant: Andrey Golovin</p> <p>Engineer: Martin Gonzales</p> <p>Location: The property is located at 7804 9th Street, approximately 0.2 mile south of Elverta Road, in the Rio Linda/Elverta community.</p>

I. INITIAL APPLICATION REVIEW:

Request: A **Tentative Parcel Map** to divide approximately 5.92 gross acres into two parcels in the AR-2 zoning district.
A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/18/2016

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

[Click here for more details.](#)

3. CONTROL NO.: PLNP2018-00169 – A COMMUNITY PLAN AMENDMENT AND REZONE, A USE PERMIT AND DESIGN REVIEW KNOWN AS ARCO AM PM AT ELKHORN BOULEVARD AND 32ND STREET

APN: 208-0103-002

Applicant: Kenneth Wold

Owner: John Newton

Location: The property is located at the southwest corner of the Elkhorn Boulevard and 32nd Street intersection in the North Highlands community.

Request: A **Community Plan Amendment and Rezone** of approximately 1.36 acres from the existing Light Industrial (M-1) zoning designation to the proposed General Commercial (GC) zoning designation.
A **Use Permit** to allow a new 24-hour automobile service station, a 3,180 square foot (sf) 24-hour convenience store, and a 1,152 sf car wash facility with drive through on approximately 1.36 acres.
A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 6/19/2018

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

[Click here for more details.](#)

4. CONTROL NO.: PLNP2018-00315 – A SPECIAL DEVELOPMENT PERMIT KNOWN AS 10250 SPRING STREET RESIDENTIAL ACCESSORY DWELLING UNIT

APN: 148-0072-023

Applicant: Quick-Permits

Owner: Andreas Garcia

I. INITIAL APPLICATION REVIEW:

Location: A Property Located At 10250 Spring Street, Approximately 700 Feet North Of Walnut Avenue, In The Southeast Community.

Request: A **Special Development Permit** to allow a 1,152 square foot residential accessory dwelling unit (ADU) to exceed the maximum allowable square footage of 800 square feet on approximately 2.88 acres in the AR-1 zone.

Application Date: 10/24/2018

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

[Click here for more details.](#)

5. CONTROL NO.: PLNP2018-00025 – A TENTATIVE PARCEL MAP, USE PERMIT, SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW KNOWN AS ARCO AM/PM 65TH STREET/FLORIN ROAD

APN: 042-0012-042

Applicant: Takhar South Sac, Inc.

Owner: Burlington Coat Factory of Florin, Inc.

Location: The property is located on the northwest corner of the 65th Street/Florin Road intersection in the South Sacramento community.

Request: A **Tentative Parcel Map** to divide an existing 13.08 acre parcel into one 1.25 acre lot and one 11.83 acre lot.

A **Use Permit** to allow a 24-hour automobile service station and a 24-hour convenience store in the SC, Shopping Center zone, on approximately 1.25 acres.

A **Special Development Permit** to allow a reduction of drive-through lane landscape area from 25 feet to 15 feet.

A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/6/2018

Lead Planner: Cindy Schaer, Project Manager, (916)874-8624 schaerc@saccounty.net

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

6.	<p>CONTROL NO.: PLNP2018-00132 – A COMMUNITY PLAN AMENDMENT AND REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW KNOW AS TURNBULL PLACE</p> <p>APN: 253-0091-006-0000</p> <p>Applicant: Bondaruk Veniamin</p> <p>Engineer: CNA Engineering</p> <p>Location: The Property Is Located At 5536 Turnbull Circle, Approximately 0.1 Miles North Of Madison Avenue, In The Fair Oaks Community.</p> <p>Request: A Community Plan Amendment and Rezone from the existing Agricultural Residential 5acres (AR-5) zoning designation to the proposed Residential 3 dwelling units per acre (RD-3) zoning designation. A Tentative Subdivision Map to divide approximately 5.5 acres into 12 single family lots. A Special Development Permit to allow more than two lots to be served by a private drive (SZC 5.4.2.B. Table 5.7[17]). A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 5/16/2018</p> <p>Lead Planner: Ciara Fisher, Assistant Planner, 916-874-1628, fisherci@saccounty.net</p> <p>Click here for more details.</p>
7.	<p>CONTROL NO.: PLNP2017-00234 – A TENTATIVE PARCEL MAP, SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW KNOWN AS SUNSHINE HOMES PARCEL MAP</p> <p>APN: 258-0370-031</p> <p>Applicant: Wong & Associates</p> <p>Owner: Wei-Chun Liu</p> <p>Location: The property is located at 3624 Walnut Avenue in the Carmichael Community.</p> <p>Request: A Tentative Parcel Map to divide a 1.271-acre parcel into four parcels of 0.163, 0.246, 0.209, and 0.245 gross acres. A Special Development Permit to deviate from public street frontage standards and allow more than two parcels to be served by a private drive.</p>

A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 8/21/2017

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

[Click here for more details.](#)

8. CONTROL NO.: PLNP2017-00305 – A TENTATIVE PARCEL MAP, SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW KNOWN AS WEI-CHUN LIU PARCEL MAP

APN: 258-0370-032

Applicant: Wong & Associates

Owner: Wei-Chun Liu

Location: The property is located at 3624 Walnut Avenue in the Carmichael Community.

Request: A **Tentative Parcel Map** to divide a 0.726 parcel into four parcels of 0.204, 0.187, 0.158, and 0.177 gross acres.
A **Special Development Permit** to deviate from public street frontage standards and allow more than two parcels to be served by a private drive.
A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 10/25/2017

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

9. CONTROL NO.: PLNP2018-00156 – A SPECIAL DEVELOPMENT PERMIT KNOWN AS 3941 WYCOMBE DRIVE GARAGE AND ACCESSORY DWELLING UNIT

APN: 292-0232-002

Applicant: Kristine Kelley

Owner: Ellen McCormick

Location: The property is located at 3941 Wycombe Drive, approximately 600 feet south of Fair Oaks Boulevard, in the Arden-Arcade community.

Request: A **Special Development Permit** to allow 1,184 square feet of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable

habitable square footage of 600 square feet on approximately 0.39 acres in the RD-4 zone.

A **Special Development Permit** to allow 665 square feet of non-habitable square footage (garage and outdoor kitchen) attached to an ADU to exceed the maximum allowable non-habitable square footage of 592 square feet (50 percent of the habitable square footage of the ADU).

A **Special Development Permit** to allow the garage and ADU to exceed the maximum allowable building height/number of stories from 20 feet and single-story to 20.5 feet and 2-story.

A **Special Development Permit** to allow the garage and ADU a reduced required setback distance from the primary dwelling unit from 10 feet to 4.5 feet.

Application Date: 6/6/2018

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

[Click here for more details.](#)

10. CONTROL NO.: PLNP2018-00230 – A USE PERMIT AND DESIGN REVIEW KNOWN AS 9349 JACKSON ROAD WIRELESS TELECOMMUNICATIONS FACILITY

APN: 063-0020-032

Applicant: Kristina Demolli

Owner: Barbara Sestito

Location: The property is located at 9349 Jackson Road, approximately 0.4 mile west of Mayhew Road, in the Cordova community.

Request: A **Use Permit** to allow a new 106-foot-tall monopole and related ground equipment within a 2,500 square foot lease area located on approximately 5.9 acres in the Heavy Industrial (M-2) zoning district with Surface Mining (SM) combining zoning district overlay.
A **Design Review** to comply with Countywide Design Guidelines.

Application Date: 8/17/2018

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

[Click here for more details.](#)