



AGENDA

December 6, 2018

9:00 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

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 December 6, 2018, please call (916) 876-4100.

The meeting Conference ID is: **262694**

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.	<p>CONTROL NO.: PLNP2018-00306 – A SPECIAL DEVELOPMENT PERMIT KNOWN AS RETREAT WAY ACCESSORY DWELLING UNIT</p> <p>APN: 283-0530-016</p> <p>Applicant: Dennis Greenbaum</p> <p>Owner: Peter Bollinger</p> <p>Location: The Property Is Located At 5312 Retreat Way, Approximately 500 Feet East Of Fair Oaks Boulevard, In The Carmichael/ Old Foothill Farms Community.</p> <p>Request: A Special Development Permit To Allow A 858 Square Foot (SF) Detached Accessory Dwelling Unit (ADU) Which Exceeds The 800 SF Maximum Allowed Square Feet Of Habitable Space For A Detached ADU On 2.39 Acres In The RD-2 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 Garage That Is Approximately 860 SF, Which Exceeds The Allowed 50% Of Non-Habitable Square Footage, Attached To An ADU.</p> <p>Application Date: 10/15/2018</p> <p>Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net</p> <p>Click here for more details.</p>
2.	<p>CONTROL NO.: PLNP2018-00291 – A REZONE, COMMUNITY PLAN AMENDMENT AND TENTATIVE SUBDIVISION MAP KNOWN AS NAPA VALLEY SUBDIVISION</p> <p>APN: 121-0380-058, 121-0380-075</p> <p>Applicant: John F. Kautz</p> <p>Engineer: Claybar Engineering, Inc.</p> <p>Location: The Property Is Located At The Terminus Of Lemas Road (Private), East Of Elk Grove Florin Rd, Where The North Boundary Is Adjacent To Napa Valley Way, In The Vineyard Community.</p> <p>Request: A Rezone Request To Convert The Zoning On The Existing Property From A-10 To RD-5. A Community Plan Amendment To Convert The Existing Community Plan Land Use From A-10 To RD-5.</p>

I. INITIAL APPLICATION REVIEW:

A **Tentative Subdivision Map** To Create 14 Residential Lots On A 2.65 Acre Property With A-10 Zoning.

Application Date: 10/3/2018

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

Project:

3. **CONTROL NO.:** PLNP2017-00073 – A TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, ABANDONMENT AND DESIGN REVIEW KNOWN AS 6012 37TH STREET
- APN:** 037-0011-055
- Applicant:** JTS Engineering Consultants
- Location:** Located At 6012 37th Street, At The Terminus Of 37th Street Approximately 700 Feet East Of Franklin Blvd. In The South Sacramento Community.
- Request:** A **Tentative Subdivision Map** To Divide 1.7-Acres Into 12 Lots Ranging In Size From 4,071-Square Feet To 9,222 Square Feet In The RD-10 Zoning District.
A **Special Development Permit** To Deviate From The Following Requirements Of The Multi-Family Zones:
- Proposed Lots 2, 3, 9 And 10 Range In Size From 6,025 To 6,092 Square Feet, Which Is Smaller Than The 6,200 Square Foot Minimum Parcel Size For Interior Two-Family Lots.
 - The Garage Width Will Be 11 Feet For The Half-Plexes, Which Is Less Than The Required 12-Foot-Width.
- An **Abandonment** To Abandon A Portion Of The Right Of Way Of 37th Street That Is Not Necessary To Serve The Subdivision.
A **Design Review** To Comply With The Countywide Design Guidelines.
- Application Date:** 3/13/2017
- Lead Planner:** *Leanne Mueller, Associate Planner, 874-6155, muellerl@saccounty.net*
- [Click here for more details.](#)

TELECONFERENCE SYSTEM INFORMATION

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 - When you are connected, your name will be announced to the meeting attendees.
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harrisros@saccounty.net 

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