



AGENDA

February 21, 2019

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

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.

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/Megan Floyd
Sacramento Area Sewer District, Water Quality	Yadira Lewis
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.: PLNP2018-00254 – 6229 Gobernadores Lane Board Review</p> <p>APN: 283-0570-002-0000</p> <p>Applicant/ Owner: Omid Torabian</p> <p>Location: The Property Is Located At 6229 Gobernadores Lane, In The Parkway Corridor Combining Zone, Carmichael Colony Neighborhood Preservation Area, And The Carmichael Community.</p> <p>Request: A Board Review for a 4,001 square foot single-family dwelling, 830 square foot garage, and 501 square foot pool house on approximately 0.46 acres in the Residential-2 Units per Acre (RD-2), Parkway Corridor Combining Zone, and Carmichael Colony NPA. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 9/5/2018</p> <p>Lead Planner: Manuel Mejia, Senior Planner, (916) 874-7934, mejiam@saccounty.net</p> <p>Click here for more details.</p>
2.	<p>CONTROL NO.: PLNP2018-00283 – Wesley Avenue Parcel Map</p> <p>APN: 039-0091-006</p> <p>Applicant: Phillip Chang</p> <p>Engineer: Terry C. Sturgis</p> <p>Location: The Property Is Located at 0 Wesley Avenue, Approximately 850 Feet East Of Franklin Boulevard And 275 Feet South Of 49th Avenue in the South Sacramento Community.</p> <p>Request: A Tentative Parcel Map to create four (4) residential lots on 0.78 acre property on a RD-10 zone. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 9/27/2018</p> <p>Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net</p> <p>Click here for more details.</p>
3.	<p>CONTROL NO.: PLNP2018-00034 – Kaiser Accessory Dwelling Unit</p> <p>APN: 253-0300-024</p> <p>Applicant: Cantrim Construction</p>

I. INITIAL APPLICATION REVIEW:

Owner: Jeff and Eve Kaiser

Location: The property is located at 8528 Bordeaux Way approximately 400 feet east of Luke Way in the Fair Oaks Community.

Request: A **Special Development Permit** to allow an Accessory Dwelling Unit (ADU) above a garage exceeding the maximum height and number of stories allowed for an ADU.

Application Date: 2/13/2018

Lead Planner: Emma Patten, Associate Planner, 875-4197, pattene@sacounty.net

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

4. **CONTROL NO.:** PLNP2018-00190 – Jesuit High School Scoreboard Use Permit Amendment

APN: 289-0210-013, 041, 042, 043, 045

Applicant/Owner: Jesuit High School

Location: The property is located at 1200 Jacob Lane in the Carmichael community.

Request: A **Use Permit Amendment** to PLNP2008-00237 to permit an existing scoreboard and sound system on the Jesuit High School athletic field in the RD-4 Zoning District.

Application Date: 7/5/2018

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@sacounty.net

[Click here for more details.](#)

5. **CONTROL NO.:** PLNP2017-00097 – Arden Star Hotel Conditional Use Permit

APN: 285-0090-033

Applicant/Owner: New East Frontiers, Inc.

Location: The property is located at 1413 Howe Avenue in the Arden Arcade Community.

II. REVIEW CONDITIONS OF APPROVAL:

Request: A **Use Permit** to allow an event center and associated stage and restaurant in an existing hotel. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/3/2017

Lead Planner: *Nishant Seoni, Assistant Planner, 916-974-7966, seonin@saccounty.net.*

[Click here for more details.](#)

6. CONTROL NO.: PLNP2018-00078 – West Coast Glazing Use Permit

APN: 237-0015-007

Applicant: West Coast Glazing, Inc.

Owner: WCGPOP LLC

Location: The property is located at 711 Striker Avenue at the intersection of Striker Avenue and Northgate Boulevard in the Natomas community.

Request: A **Use Permit** to allow a commercial glazing operation on a 2.3 acre parcel zoned MP (Industrial – Office Park). A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/4/2018

Lead Planner: *Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net*

[Click here for more details.](#)

7. CONTROL NO.: PLNP2017-00350 – Pimentel Accessory Dwelling

APN: 136-0150-062

Applicant: Neal Hocker

Owner: Maryah Pimentel

Location: The property is located at 10125 La Clair Road in the Cosumnes community.

Request: A **Special Development Permit** to allow a 1,200 square foot accessory dwelling unit on an A-5 lot for a property located at 10125 La Clair Road in the Cosumnes Community.

Application Date: 12/8/2017

Lead Planner: *Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net*

II. REVIEW CONDITIONS OF APPROVAL:

[Click here for more details.](#)

8. CONTROL NO.: PLNP2018-00152 – 4720 Norris Avenue Residential Accessory Dwelling Unit

APN: 240-0111-069

Applicant: Bernadine 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 feet of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 800 square feet on approximately 1.26 acres in the RD-2 zoning district;
- 5 existing accessory structures totaling approximately 1,870 square feet to exceed the maximum allowable square footage of 1,782 square feet (100 percent of the habitable floor area of the primary dwelling unit); and
- an existing chicken coop of approximately 100 square feet to exceed the maximum allowable square footage of 30 square feet, 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

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

[Click here for more details.](#)

9. CONTROL NO.: PLNP2016-00038 – Golovin Tentative Parcel Map

APN: 202-0180-003

Applicant: Andrey Golovin

Owner: Martin Gonzales

Location: The property is Located At 7804 9th Street, Approximately 0.2 Mile South of Elverta Road, In The Rio Linda/Elverta Community.

Request: A **Tentative Parcel Map** to divide approximately 5.92 gross acres into 2 parcels in the Agricultural-Residential, 2 acres (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

II. REVIEW CONDITIONS OF APPROVAL:

[Click here for more details.](#)

10. CONTROL NO.: PLNP2018-00280 – 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, in the LC Zone. 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.](#)