AGENDA
Project Review Committee
Wednesday, February 24, 2021 at 9:00 AM
(Teleconference)

PUBLIC COMMENT PROCEDURES

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an “off agenda” item.

Written comment
- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

MEETING MATERIAL

The on-line version of the agenda and associated material is available at http://sccob.saccounty.net (click on “Project Review Committee”). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.
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<th>Department:</th>
<th>Representative(s):</th>
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<td>Chairman</td>
<td>Brian Holloway</td>
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<tr>
<td>Application Processing Section</td>
<td>Manuel Mejia / Joelle Inman</td>
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<td>Building Inspection</td>
<td>John Durborough</td>
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<td>Division of Public Health</td>
<td>Megan Sheffield / Yvonne Rodriguez</td>
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<td>Department of Transportation</td>
<td>Tony Do / Pete Kokkinis</td>
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<td>Department of Water Resources</td>
<td>Luis Rodriguez / Paula Furlan / Dimitry Mezentsev / Michael Durkee</td>
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<td>Design Review Administrator</td>
<td>Paul Gumbinger / Michael Wall / Hussein Abdu</td>
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<td>Environmental Management</td>
<td>Chris Hunley / Megan Floyd</td>
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<td>Sacramento Area Sewer District, Water Quality</td>
<td>Yadira Lewis</td>
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<td>Sacramento Metropolitan Fire District</td>
<td>Amy Nygren / Michael Hambrick</td>
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<td>Site Improvement and Permits Section</td>
<td>Javier Zaragoza / Tony Santiago</td>
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<td>SMUD</td>
<td>Yujean Kim / John Yu / Duncan McCormack</td>
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<td>Southgate Recreation and Park District</td>
<td>Juanita Cano / Vince King</td>
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<td>Survey Section</td>
<td>Jon Scarpa</td>
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<td>Sheriff’s Department</td>
<td>James Hicks</td>
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**ORDER OF AGENDA**
Initial Application Review
Review Conditions Of Approval

**INITIAL APPLICATION REVIEW**

1. **PLNP2020-00101 – O’Donnell Estates**
   Supervisorial District(s): Desmond

   Assessor Parcel No: 247-0010-001 And -008
   Applicant/Owner: Apex Property Management
   Location: South Corner Of Rappahannock Way And Woodfair Way In The Carmichael/Old Foothill Farms Community.
   Request: Tentative Subdivision Map To Divide Five Acres Into Nine Lots In The RD-2 Zone.

   Special Development Permit To Allow A Deviation From The Following:
Public Street Frontage (Section 5.4.2.B, Table 5.7.A, Footnote 8): Up To Two Lots May Be Served By A Private Drive Without Meeting The Public Street Frontage Requirement. The Project Is Proposing Eight Lots Be Served By A Private Drive.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/30/2020
Lead Planner: Kimber Gutierrez, Associate Planner (916) 874-7529, gutierrezk@saccounty.net

2. PLNP2020-00314 – Watt And Blackfoot Parcel Map
Supervisory District(s): Frost
Assessor Parcel No: 203-0360-002
Applicant/Owner: Barghausen/Johl Petroleum, Inc.
Location: 7660 And 7670 Watt Avenue At The Corner Of Watt Avenue And Blackfoot Way In The Antelope Community.
Request: Tentative Parcel Map To Divide A Three Acre Property In The Light Commercial (LC) Zone Into Two Parcels.
Design Review To Comply With The Countywide Design Guidelines.
Application Date: 12/29/2020
Lead Planner: Emma Patten, Associate Planner (916) 875-4197, pattene@saccounty.net

3. PLNP2020-00263 – Bridge And Howard Street Tentative Parcel Map
Supervisory District(s): Desmond
Assessor Parcel No: 244-0232-025
Applicant/Owner: Tino Cuevas
Location: 4099 Bridge Street In The Fair Oaks Community.
Request: Tentative Parcel Map To Divide One 0.4-Acre Parcel With An Existing Commercial Structure Into Two Lots
4. **PLNP2020-00242 – AT&T Cupola Wireless Communication Facility**
   Supervisorial District(s): Desmond

   Assessor Parcel No: 289-0210-039

   Applicant/Owner: 51 Wireless, LLC/Country Oaks Real Estate, LLC

   Location: 4640 Fair Oaks Boulevard In The Arden-Arcade Community.

   Request: Conditional Use Permit To Allow A New Wireless Rooftop Telecommunication Facility Pursuant To Section 3.6.7 Of The Zoning Code. Design Review To Comply With The Countywide Design Guidelines.

   Application Date: 10/13/2020

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

5. **PLNP2019-00341 – 1530 Howe Avenue Redevelopment Project**
   Supervisorial District(s): Desmond

   Assessor Parcel No: 285-0061-002

   Applicant/Owner: PEG Companies

   Location: 1530 Howe Avenue Approximately 600 Feet South Of Arden Way In The Arden Arcade Community.

   Request: Use Permit To Allow Multifamily Housing Exceeding 150 Units On A 4.6 Acre Property In The LC Zone. Special Development Permit To Deviate From Multifamily Development Standards Including Deviations From:
• Minimum Open Space Requirements;
• Minimum Storage Area Requirements;
• Trash Enclosure Setback Requirements; And
• Carport Requirements

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 11/4/2019

Lead Planner: Emma Patten, Associate Planner
(916) 875-4197, pattene@saccounty.net

6. **PLNP2020-00062 – Rothery Accessory Dwelling Unit**
Supervisorial District(s): Serna

Assessor Parcel No: 215-0161-006

Applicant/Owner: James Rothery

Location: 5905 22nd Street In The Rio Linda/Elverta Community.

Request: Special Development Permit To Allow A 1,200 Square Foot Accessory Dwelling Unit.

Application Date: 3/2/2020

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, Oulrey@saccounty.net

Meetings Held Every 2nd And 4th Wednesday Of The Month