



AGENDA

February 7, 2019
9:00 AM

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

[PRC MEMBERS: TO VIEW PRC-RELATED DOCUMENTATION, PLEASE CLICK HERE.](#)

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
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

Order of Agenda:

- I. Miscellaneous
- II. Initial Application Review
- III. Review Conditions of Approval

I. Miscellaneous

- Distribution of Materials
- Meeting Date Changes

II. INITIAL APPLICATION REVIEW:

1.	CONTROL NO.: PLNP2018-00369 – T-Mobile Howe Avenue APN: 285-0201-031 Applicant: T-Mobile Owner: OP Eleven Hundred Owner LLC Location: The property is located at 950 Howe Avenue, in the Arden Arcade community. Request: A Use Permit to allow relocation of an existing antenna array to an existing tower with a final height of 80 feet 6 inches, on property in the RD-30, Multi-Family Residential zone district. A Design Review to comply with the Countywide Design Guidelines. Application Date: 12/12/2018 Lead Planner: <i>Cindy Schaer, Project Manager, (916)874-8624, schaerc@saccounty.net</i> Click here for more details.
2.	CONTROL NO.: PLNP2018-00063 – Country Club Plaza APN: 281-0011-030, 281-0011-035 Applicant: COACT Designworks Owner: EDM Reality Group Location: The property is located at the southeast corner of Watt Avenue and El Camino Avenue in the Arden Arcade community. Request: This project proposes the development of four new pads in the Country Club Plaza Shopping Center. The proposed uses on the pads (General Retail Sales and Restaurant) are permitted in the SC/LC Zoning District. However, an amendment to the previously approved Special Development Permit (PLNP2016-00147) is required because the new pads will modify the amount of parking that was previously approved under PLNP2016-00147. Additionally, the applicant has also submitted a Tentative Parcel Map to divide an 11.5-acre parcel into five parcels. A Special Development Permit Amendment to amend the previously approved Special Development Permit (PLNP2016-00147), modifying the number of required parking spaces and landscaping to the placement of four new pads at the Country Club Plaza Shopping Center) in the Shopping Center (SC) Zoning District. A Tentative Parcel Map to divide an 11.5-acre parcel into five parcels in the SC Zoning District. Parcel 1 will be 7.9 acres and contain the Macy’s building. Parcels 2-5 will range in size from 0.72 to 1.07 acres and will be pads for future developments A Special Development Permit to deviate from the requirement for 25 feet of

II. INITIAL APPLICATION REVIEW:

landscaping between the right of way and drive through aisle for Pad VIII, as required by Zoning Code Section 3.9.3.V.1.f .
A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 3/20/2018

Lead Planner: *Leanne Mueller, Associate Planner, 916-874-6155, leannemueller@saccounty.net*

[Click here for more details.](#)

3. CONTROL NO.: PLNP2018-00353 – Heavy Equipment Parking Yard

APN: 063-0130-013-0000

Applicant: Buta Singh

Owner: Don Walker

Location: The property is located at 6350 Bradshaw Road at the corner of Bradshaw Road and Elder Creek Road in the Vineyard Community.

Request: A **Use Permit** to allow the storage and leasing of heavy equipment and a service yard on approximately 7.25 acres in the Industrial Reserve (IR) zoning district.

Application Date: 11/21/2018

Lead Planner: *Emma Patten, Assistant Planner, pattene@saccounty.net*

[Click here for more details.](#)

4. CONTROL NO.: DRCP2018-00140 – Elverta Crossing Self Storage Facility

APN: 203-0050-053

Applicant: SPE Sacramento Antelope, LLC.

Location: The property is located At 8005 Watt Avenue, At The Northwestern Corner Of The Intersection Of Watt Avenue and Elverta Road In The Antelope Community.

Request: A **Major Non-Discretionary Design Review** to comply with the Countywide Design Guidelines.

Application Date: 12/12/2018

Lead Planner: *David Oulrey, Assistant Planner, (916) 875-6514, oulreyd@saccounty.net*

[Click here for more details.](#)

II. INITIAL APPLICATION REVIEW:

5. CONTROL NO.: DRCP2019-00003 – US Foods Distribution Facility

APN: 215-0340-029 & 215-0340-031

Applicant: ESI Design Services

Owner: US Foods, Inc.

Location: The property is Located At 4445 Winters Street, At The Northwestern Corner Of The Intersection Of Winter Street and Bell Avenue In The North Highlands Community.

Request: A **Major Non-Discretionary Design Review** to comply with the Countywide Design Guidelines.

Application Date: 1/14/2019

Lead Planner: David Oulrey, Assistant Planner, (916) 875-6514, oulreyd@saccounty.net

[Click here for more details.](#)

6. CONTROL NO.: PLNP2018-00329 – Walnut Grove AT&T Tower Use Permit

APN: 146-0080-054

Applicant/Owner: Jason Osborne

Location: The property is located at 5000 Twin Cities Road in the Delta community.

Request: A **Use Permit Amendment** to amend Use Permit 99-UPZ-0706 to allow for the collocation of 12 new wireless antennas on an existing 126 foot wireless tower.
A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 10/31/2018

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

[Click here for more details.](#)

III. REVIEW CONDITIONS OF APPROVAL:

7. CONTROL NO.: PLNP2018-00025 – 65th Street/Florin Road AMPM

APN: Portion of 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 20 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.](#)

8. CONTROL NO.: PLNP2018-00192 – Javan Shell Food Mart

APN: 064-0080-022

Applicant: Johnny Javanifard

Owner: Jim Wiley

Location: The Property Is Located At 7149 South Watt Avenue, At The Northeast Corner Of The South Watt Avenue And Florin Road Intersection, In The Vineyard Community.

Request: A **Use Permit Amendment** to allow the continuance of 24-hour operations of the existing automobile service station and convenience store on approximately 0.61 acres in the General Commercial (GC) zoning district.
A **Design Review** to comply with Countywide Design Guidelines.

Application Date: 7/10/2018

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

[Click here for more details.](#)

III. REVIEW CONDITIONS OF APPROVAL:

9. CONTROL NO.: PLNP2017-00144 – Sherman Lake Marina Campground

APN: 158-0080-009

Applicant: Robert Vallier

Owner: Vallier Living Trust

Location: The property is located at 5140 W. Sherman Island Road at the mouth of Mayberry Slough on the west end of Sherman Island approximately two miles west of Highway 160 in the Delta community.

Request: A **Use Permit Amendment** (00-UPP-0374) to include 50 additional camp sites at an existing marina and campground on approximately 28-acres in the AG-80 Zoning District.

Application Date: 5/17/2017

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

[Click here for more details.](#)

10. CONTROL NO.: PLNP2018-00125 – Valley Recovery Center of California

APN: 294-0110-003

Applicant: Holloway Land Co. Inc.

Owner: Summit BHC Sacramento, LLC

Location: The property is located at 2221 Fair Oaks Boulevard in the Arden Arcade community.

Request: A **Use Permit** to legalize an existing social rehabilitation center with a maximum of 48 patients on approximately 1.28 acres in the RD-30 zone.

Application Date: 5/15/2018

Lead Planner: *Thomas Vogt, Associate Planner, (916) 875-5563, vogtt@saccounty.net*

[Click here for more details.](#)

III. REVIEW CONDITIONS OF APPROVAL:

11. CONTROL NO.: PLNP2017-00339 – Crossfit Natomas Use Permit

APN: 225-0060-066

Applicant: Aleksander Chung

Owner: Bre Delta Industrial Sacramento LP

Location: The property is located at 1215 Striker Avenue, 400 feet west of the intersection of Striker Avenue and National Drive in the Natomas community.

Request: A **Conditional Use Permit** to allow a physical fitness and training facility within an existing structure on a 13.39 acre parcel in the M-1 zone.
A **Design Review** to comply with Countywide Design Guidelines.

Application Date: 11/22/2017

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

[Click here for more details.](#)