



# AGENDA

March 13, 2019

9:00 AM

## PROJECT REVIEW COMMITTEE

Sacramento County - Old Administration Building  
 827 7<sup>th</sup> Street, Community Room, First Floor  
 Sacramento, CA 95814-1298

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**MEETINGS ARE HELD EVERY 2nd AND 4th WEDNESDAY OF THE MONTH**

<b>Department:</b>	<b>Condition Review / Initial Review Representative(s):</b>
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. CONTROL NO.: PLNP2018-00274 – Olive Court Tentative Subdivision Map

**APN:** 223-0011-018

**Applicant:** Selective Ventures LLC

**Location:** The Property Is Located At 6434 Beech Avenue Approximately 1,500 Feet North Of Greenback Lane In The Orangevale Community.

**Request:** A **Tentative Subdivision Map** to divide approximately five acres into eight lots in the RD-2 zone. A **Special Development Permit** to allow more than two lots to be served by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 9/19/2018

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

[Click here for more details.](#)

### 2. CONTROL NO.: PLNP2018-00333 – Simmerhorn Ranch

**APN:** 150-0082-019

**Applicant:** Price Walker

**Owner:** Solange G. Altman

**Location:** The property is located at 13632 Marengo Road, at the southwest corner of the Simmerhorn Road and Marengo Road intersection and bounded by Boessow Road to the south, in the Southeast Area community.

**Request:** A **Tentative Parcel Map** to divide an approximately 119.5 gross acre parcel into two parcels in the Urban Reserve (UR) zoning district. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 11/5/2018

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

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 3. CONTROL NO.: PLNP2018-00281 – Kearns Residential Accessory Dwelling Unit

**APN:** 260-0120-024

**Applicant:** Chris Trapp

**Owner:** Honglan Liu Kearns

**Location:** The property is located at 3627 Marshall Avenue, approximately 270 feet north of Grant Avenue, in the Carmichael/Old Foothill Farms Community.

**Request:** A **Special Development Permit** to allow 1,200 square foot (sf) of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 800 sf on approximately 1.1 acres in the RD-2 zoning district with the Carmichael Creek Neighborhood Preservation Area (NPA) zoning overlay. A **Special Development Permit** to allow an existing 460 sf awning accessory structure a reduced required setback distance from the interior side yard from 3 feet to 1 feet.

**Application Date:** 9/25/2018

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

[Click here for more details.](#)

### 4. CONTROL NO.: PLNP2018-00366 – Onate Accessory Dwelling Unit

**APN:** 214-0092-020

**Applicant:** Francisco Onate

**Location:** The Property Is Located At 246 Elkhorn Boulevard, Approximately 720 Feet West of Rio Linda Boulevard, In The Rio Linda-Elverta Community.

**Request:** A **Special Development Permit** to allow a 1,200 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 1.52 acres in the AR-2 zone. A **Special Development Permit** to allow a 908 sf garage, which exceeds the allowed 50% of non-habitable square footage, attached to an ADU.

**Application Date:** 12/10/2018

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

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 5. CONTROL NO.: PLNP2019-00038 – Metro Air Park SPA Amendment

**APN:** Various

**Applicant:** Metro Air Park, LLC

**Location:** The property is located east of the Sacramento International Airport and Power Line Road, between West Elverta Road and North Bayou Way in the Natomas community.

**Request:** A **General Plan Amendment** to revise the General Plan Transportation Plan for roadways within the Metro Air Park SPA. A **Zoning Ordinance Amendment** to amend the Metro Air Park Special Planning Area (SPA) in the SPA area measuring approximately 1,892 acres.

**Application Date:** 1/30/2019

**Lead Planner:** Meredith Holsworth, Associate Planner, 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### 6. CONTROL NO.: PLNP2016-00378 – Landis Avenue Tentative Parcel Map

**APN:** 260-0370-013

**Applicant:** JTS Engineering Consultant Inc.

**Owner:** Kamran Nakhaee

**Location:** The property is located at 5933 and 5939 Landis Avenue in the Carmichael community.

**Request:** A **Tentative Parcel Map** to divide 0.66 acres into three parcels of 0.13 acres, 0.12 acres, and 0.265 acres. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 9/12/2016

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

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

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

**APN:** 146-0080-054

**Applicant:** Jason Osborne

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**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 colocation 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](mailto:seonin@saccounty.net)

[Click here for more details.](#)

### 8. CONTROL NO.: PLNP2017-00234 – Sunshine Homes Parcel Map

**APN:** 258-0370-031

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

**Application Date:** 8/21/2017

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

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### 9. CONTROL NO.: PLNP2017-00305 – 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, Assistant Planner, 916-874-7966, [seonin@saccounty.net](mailto:seonin@saccounty.net)

[Click here for more details.](#)

### 10. CONTROL NO.: PLNP2018-00306 – Retreat Way Accessory Dwelling Unit

**APN:** 283-0530-016

**Applicant:** Dennis Greenbaum

**Owner:** Peter Bollinger

**Location:** The Property Is Located At 5312 Retreat Way, Approximately 500 Feet East of Fair Oaks Boulevard, In The Carmichael/ Old Foothill Farms Community.

**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 nonhabitable 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 nonhabitable square footage, attached to an ADU.

**Application Date:** 10/15/2018

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

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

**11. CONTROL NO.: PLNP2016-00457 – Thuong Quang Temple**

**APN:** 051-0200-015

**Applicant:** Think Thien Do

**Owner:** Think Thien Do

**Location:** The property is located at 7539 Power Inn Road, north of the Power Inn Road/  
Gerber Road intersection, in the South Sacramento community.

**Request:**

A **Use Permit** from the Zoning Administrator to allow a religious institution on approximately 1.75 acres in the RD-20 zone.

A **Special Development Permit** to deviate from the following Zoning Code Sections and standards:

A. Zoning Code Section 5.2.4.B.3 – to deviate from the 7 foot landscaped setback requirement along portions of the property lines as shown in Exhibit B – Landscape Plan.

B. Zoning Code Section 5.2.5.B.3 – to allow a 10 feet tall masonry wall rather than the required maximum height of 7 feet.

C. Zoning Code Section 5.8.2.A.2.b – to allow a 5 feet interior side yard building setback rather than the required minimum of 6 feet.

D. Zoning Code Section 5.8.2.A.2.c – to allow a 10 feet rear yard building setback rather than the required minimum of 25 feet.

A **Minor Use Permit** to allow the use of barbed wire and concertina wire at identified locations on the property. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 11/21/2016

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

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### 12. 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 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](mailto:leannemueller@saccounty.net)

[Click here for more details.](#)