



# AGENDA

March 27, 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 / Paula Furlan / Dimitry Mezentsev / Michael Durkee
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.: PLNP2019-00016 – Hazel Avenue Monument Sign

**APN:** 246-0200-049

**Applicant:** John Richardson

**Owner:** Capitol Management Services, Inc.

**Location:** The Property Is Located At 4363 Hazel Avenue, Fair Oaks, CA 95628, In The Fair Oaks Community.

**Request:** A **Special Development Permit** to allow a Monument Sign that deviates from the required 10 foot setback. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 1/15/2019

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

[Click here for more details.](#)

### 2. CONTROL NO.: PLNP2019-00047 – Dillard Road Parcel Map

**APN:** 126-0171-005, 126-0171-012

**Applicant/Owner:** Carie and James Smith

**Location:** The property is located at 9156 and 9146 Dillard Road, approximately 740 feet northeast of Keating Road In The Cosumnes Community.

**Request:** A **Tentative Parcel Map** to divide two parcels totaling 11.9 acres into four lots with a remainder lot in the A-2 zone. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 2/1/2019

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

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 3. CONTROL NO.: PLNP2018-00323 – 2810 Pope Avenue Garden Apartment Infill

**APN:** 268-0031-024

**Applicant:** Dennis Greenbaum

**Owner:** Peter Bollinger

**Location:** The property is located at 2810 Pope Avenue, on the south side of Pope Avenue approximately 1,100 feet east of Fulton Avenue in the Arden Arcade community.

**Request:** A **Special Development Permit** to permit an 8 foot 10 inch rear yard setback rather than 25 feet as required by Zoning Code Table 5.8 for three additional units on 0.9-acres in the RD-10 Zoning District. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 10/29/2018

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

[Click here for more details.](#)

### 4. CONTROL NO.: DRCP2019-00021 – EVA Flight School Dormitory

**APN:** 067-0010-101

**Applicant:** EVA Flight Training Academy

**Owner:** Sacramento County Airports

**Location:** The Property Is Located At 3745 Whitehead Street, At The Southeastern Corner Of The Intersection Of Macready Avenue And Whitehead Street In The Cordova Community.

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

**Application Date:** 2/14/2019

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

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 5. CONTROL NO.: DRCP2019-00010 – PDF Office And Retail Building

**APN:** 073-0890-010

**Applicant:** PWC Architects

**Owner:** PDF Murieta Marketplace, LLC

**Location:** The Property Is Located Approximately 370 Feet West Of The Intersection Of Jackson Road and Oakville Lane.

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

**Application Date:** 1/23/2019

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

[Click here for more details.](#)

### 6. CONTROL NO.: PLNP2018-00341 – Sacramento Power Academy Use Permit

**APN:** 064-0036-005 and 006

**Applicant/Owner:** SMUD

**Location:** The property is located at 9268 Tokay Lane, on the south side of Tokay Lane approximately 2,000 feet east of Hedge Avenue in the Vineyard community.

**Request:** A **Use Permit** for a private trade school at an existing training facility in the M-1 (Light Industrial) Zoning District. A **Special Development Permit** to deviate from landscaping requirements for the trash enclosure, parking lot, and frontage. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 11/13/2018

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

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 7. CONTROL NO.: PLNP2019-00059 – Sacramento Bingo Center Use Permit Amendment

**APN:** 279-0253-024 and -025

**Applicant:** B.O.B. Inc.

**Location:** The Property Is Located At 3399 Arden Way In The Arden Arcade Community.

**Request:** A **Use Permit Amendment** to eliminate Condition #13 of an existing use permit (2009-00136) requiring a 10-year expiration term for an indoor recreation facility (bingo parlor) land use in the LC zone.

**Application Date:** 2/8/2019

**Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)

[Click here for more details.](#)

### 8. CONTROL NO.: PLNP2018-00271 – Gramercy Use Permit Amendment

**APN:** 279-0084-034; 279-0122-013-016

**Applicant:** Gregg Maedo+Associates

**Owner:** 2200 Gramercy Drive, LLC

**Location:** The property is located at 2200 gramercy Drive, at the terminus of Gramercy Drive, north of Cottage Way in the Arden Arcade community.

**Request:** An **Amendment to an existing Use Permit** (86-UP-1166) to increase the number of assisted living beds at an existing facility from 55 to 85, delete Condition 20 of the Use Permit requiring access to El Prado Way through pedestrian gates. The project also proposes a parking lot expansion along the north area of the buildings. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 9/13/2018

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

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 9. CONTROL NO.: PLNP2018-00320 – Wildflower Solar

**APN:** 2020090030, 31, 32, and 33

**Applicant/Owner:** Wildflower Solar Land Holdings, LLC

**Location:** The property is located at the corner of West U Street and West 6th Street in the Rio Linda community.

**Request:** A **Zoning Ordinance Amendment** to rescind conditions placed on Ordinance SZC-2010-0006. A **Minor Use Permit** for a commercial solar facility on a 65.19 acre site. A **Special Development Permit** to deviate from setback, fencing, and landscaping standards. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 10/29/2018

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

[Click here for more details.](#)

### 10. CONTROL NO.: PLNP2018-00228 – Dry Creek Road And Loop Road General Plan Amendment

**APN:** 202-0170-024

**Applicant:** County of Sacramento

**Location:** The property is from U Street to Loop Road and 16th street to Elverta Road.

**Request:** A **General Plan Amendment** to downgrade Dry Creek Road from a four-lane arterial to a standard capacity two-lane road from U Street to Loop Road and to downgrade Loop Road from a four-lane arterial to a standard capacity two-lane road from 16th street to Elverta Road consistent with the Elverta Specific Plan.

**Application Date:** 8/16/2018

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

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 11. CONTROL NO.: PLNP2019-00020 – Woo Property

**APN:** 066-0070-009

**Applicant:** RCH Group

**Owner:** Howard Woo

**Location:** The Property Is Located At 9565 Florin Road Within The North Vineyard Station Specific Plan In The Vineyard Community.

**Request:** A **Specific Plan Amendment** for 40.9 acres in the North Vineyard Station Specific Plan. A **Rezone** from AG-20 (Agricultural, 20 acres) to RD-5 (Single-Family Residential, 5 parcels per acre), RD-7 (Single-Family Residential, 7 acres per parcel) and O (Recreational). A **Tentative Subdivision Map** to divide 40.9 acres into 170 lots. A **Special Development** to deviate from lot size requirements. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 1/18/2019

**Lead Planner:** Meredith Holsworth, Associate Planner, (916) 874-5835, [holsworthm@sacounty.net](mailto:holsworthm@sacounty.net)

[Click here for more details.](#)

### 12. CONTROL NO.: PLNP2018-00068 – Pecan Avenue Tentative Parcel Map

**APN:** 213-0162-040/045

**Applicant:** Area West Engineers, Inc.

**Owner:** Kirk Lockhart

**Location:** The Property Is Located At 6836 Pecan Avenue, Located On The East Side Of Pecan Avenue Approximately 1,300 Feet South Of Elm Avenue In The Orangevale Community.

**Request:** A **Tentative Parcel Map** to divide an approximately five-acre parcel into 4 single-family lots and a remainder lot in the AR-1 zone. A **Special Development Permit** to allow a reduction in the minimum lot area requirement for number of the lots. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 3/23/2018

**Lead Planner:** Meredith Holsworth, Associate Planner, (916) 874-5835, [holsworthm@sacounty.net](mailto:holsworthm@sacounty.net)

[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### 13. CONTROL NO.: PLNP2017-00349 – Gas & Go Use Permit Amendment

**APN:** 268-0364-018

**Applicant:** Milestone Associates

**Owner:** Manny Singh

**Location:** The property is located at 3449 El Camino Avenue on the northwest corner of Watt Avenue and El Camino Avenue in the Arden Arcade community.

**Request:** A **Use Permit Amendment** for renovations to an existing primary service station on 0.77 acres in the LC zone, including the addition of 3,940 square-feet of convenience store and retail space, demolition of an existing carwash, and addition of four new fuel dispensers. A **Special Development Permit** to allow the use of an existing non-conforming driveway. A **Special Development Permit** to deviate from front yard setback requirements. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 12/6/2017

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

[Click here for more details.](#)

### 14. CONTROL NO.: PLNP2019-00034 – Kaiser Accessory Dwelling Unit

**APN:** 253-0300-024

**Applicant:** Cantrim Construction

**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:** 1/28/2019

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

[Click here for more details.](#)