



AGENDA

April 10, 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 2nd AND 4th WEDNESDAY 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 / 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
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.: PLNP2019-00058 – Pepsi Sacramento Ground Mount Solar

APN: 051-0200-063

Applicant: Sunworks United, Inc.

Owner: PepsiCo of Sacramento

Location: The property is located at 7550 Reese Road in the South Sacramento Industrial Neighborhood Preservation Area, approximately 266 feet north of the Intersection of Reese Road and Gerber Road on the western side of Reese Road in the South Sacramento community.

Request: A **Development Plan Review** for the installation of a ground mounted, 498.96 kilowatt photovoltaic solar energy system.

Application Date: 2/8/2019

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00046 – 6347 Hickory Avenue Special Development Permit

APN: 261-0210-032

Applicant/Owner: Shelby Belford

Location: The Property Is Located At 6347 Hickory Avenue In The Orangevale Community.

Request: A **Special Development Permit** to allow a 1,059 square foot residential accessory dwelling unit (ADU) to exceed the maximum allowable square footage of 800 square feet on approximately 1.91 acres in the RD-2 zone. A **Special Development Permit** to allow the proposed accessory dwelling unit to deviate from the required 10-foot setback from the primary dwelling to a minimum of 8 feet.

Application Date: 2/1/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. **CONTROL NO.:** PLNP2018-00271 – Gramercy Use Permit Amendment- **Continued from 3/27/19**
- 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
- [Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

4. **CONTROL NO.:** PLNP2018-00222 – AM PM Car Wash Remodel
- APN:** 237-0015-013
- Applicant:** Brian Holloway
- Owner:** Marc Strauch
- Location:** The property is Located At 4747 Northgate Boulevard, At The Southwest Corner Of The Northgate Boulevard And Del Paso Road Intersection, In The Natomas Community.
- Request:** A **Use Permit Amendment** to replace an existing 1,005-square-foot car wash facility with a new 2,124-square-foot car wash facility with 12 vacuum stalls and a drive-through on approximately 1.61 acres in the Light Industrial (M-1) zoning district. A **Design Review** to comply with Countywide Design Guidelines.
- Application Date:** 8/9/2018
- Lead Planner:** Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net
- [Click here for more details.](#)