ANNOUNCEMENT

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting will be held via teleconference and will be closed to the public.

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 the Clerk of the Board at (916) 874-5411 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

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<td>Chairman</td>
<td>Brian Holloway</td>
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<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>
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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>
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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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I. **INITIAL APPLICATION REVIEW**

1. **PLNP2018-00160 – THE WILLOW BALLROOM USE PERMIT**  
   Supervisorial District(s): Nottoli

   APN: 132-0091-019 And -020  
   Applicant: Donis and Dan Whaley  
   Architect: HRGA Architecture  
   Location: The Property Is Located At 10724 State Highway 160 (CA-160), West Of The River Road/CA-160 And Hood Franklin Road Intersection, In The Delta Community.

   Request: A Use Permit to allow event center/reception hall use at an existing approximately 10,000-square-foot structure (The Willow Ballroom) located approximately 4.68 acres in the M-1(F) zoning district. A Special Development Permit to allow: valet parking for events at The Willow Ballroom as a means to satisfy off-street parking requirements; the existing chain-linked fencing located in the front and side street yards of the project site to deviate from fencing type requirements; the existing five-foot-wide planters located adjacent to and within the CA-160 right-of-way to deviate from landscape screening requirements for a property within a scenic corridor; and deviation from bicycle parking requirements. A Design Review to comply with the Countywide Design Guidelines.

   Application Date: 6/12/2018  
   Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711  
   shenj@saccounty.net

2. **PLNP2019-00093 – 7425 WEST 4TH STREET TENTATIVE PARCEL MAP**  
   Supervisorial District(s): Frost

   APN: 206-0010-021  
   Applicant: Wong & Associates  
   Owner: Ellen Sullivan  
   Location: A Property Located At 7425 West 4th Street In The Rio Linda/Elverta Community.
Request: A Tentative Parcel Map to divide six acres into three lots in the AR-2 zone. A Special Development Permit to allow the proposed lots to be served by individual water wells instead of a public water system. An Exception from Title 22.24.630 (County Land Development Ordinance) to allow the proposed lots to be served by individual water wells instead of a public water system. A Design Review to comply with the Countywide Design Guidelines.

Application Date: 3/12/2019

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

3. PLNP2020-00003 – GH RESIDENCE
Supervisorial District(s): Serna

APN: 201-0260-017-0000

Applicant: Erica Cunningham

Location: A Property Located At 7001 Garden Highway In The Natomas Community.

Request: A Development Plan Review for a new single-family residence within the boundaries of the Garden Highway SPA for a 0.7 acre property. A Design Review to comply with the Countywide Design Guidelines.

Application Date: 1/2/2020

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

4. PLNP2020-00059 – SILVEIRA TENTATIVE SUBDIVISION MAP
Supervisorial District(s): Kennedy

APN: 122-0020-009

Applicant: Carmencita Land Holdings, LLC

Location: A Property Located At 7775 Carmencita Avenue, Approximately 1,300 Feet East Of Bradshaw Road In The Vineyard Community.

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for a Tentative Subdivision Map (Control No.
2015-00098), which involves the division of 14.3± acres into 72 single family residential lots and four landscape lots in the RD-5 zone in the Vineyard Community.

**Application Date:** 2/28/2020

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

5. **DRCP2019-00173 – 1411 BELL STREET APARTMENTS**
   Supervisorial District(s): Peters

   **APN:** 285-0102-006
   **Applicant:** Frederick Brave
   **Owner:** Aspen Property Holdings, Inc.
   **Location:** A Vacant Property Located At 1411 Bell Street In The Arden-Arcade Community.
   **Request:** A Major Non-Discretionary Design Review to comply with the Countywide Design Guidelines.

   **Application Date:** 12/30/2019
   **Lead Planner:** *Lauren Haas, Assistant Planner, (916) 875-5562 haasl@saccounty.net*

6. **DRCP2020-00037 – 48TH AVENUE APARTMENTS**
   Supervisorial District(s): Kennedy

   **APN:** 039-0041-004
   **Applicant:** Bobby Phan
   **Owner:** T&T Investment LLC
   **Location:** A Vacant Property Located At 3945 48th Avenue In The South Sacramento Community.
   **Request:** A Major Non-Discretionary Design Review to comply with the Countywide Design Guidelines.

   **Application Date:** 3/6/2020
   **Lead Planner:** *Lauren Haas, Assistant Planner, (916) 875-5562 haasl@saccounty.net*