



AGENDA

MAY 22, 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
Division of Public Health	Megan Sheffield / Carrie Lane
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
- III. Workshop

I. INITIAL APPLICATION REVIEW:

1. CONTROL NO.: PLNP2019-00067 – ROYAL EVENT HALL USE PERMIT

APN: 050-0301-051

Applicant: Tejpal Singh Virk

Owner: Seung Baek

Location: A Property Located At 7323 Home Leisure Plaza, Suite 6, In The South Sacramento Community.

Request: A **Use Permit** to allow an event hall exceeding a capacity of 300 persons. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/15/2019

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00136 – WINDING WAY FINAL MAP CONDITION AMENDMENT

APN: 246-0192-088

Applicant: Nazar Yaroshuk

Owner: Shadow Properties

Location: A Property Located At 8504 Winding Way, On The South Side Of Winding Way Approximately 2,000 Feet West Of Illinois Avenue In The Fair Oaks Community.

Request: A **Parcel Map Condition Amendment** to modify Condition of Approval No. 9 of the recorded parcel map to permit the removal of a 46 inch oak tree from Parcel B for construction of a single family residence on approximately 0.86-acres in the RD-2 Zoning District. County Ordinance limits review to consideration of, and action on, the proposed modification.

Application Date: 4/16/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2019-00137 – KIEFER WIRELESS COMMUNICAITON FACILITY

APN: 074-0103-008

Applicant: Verizon Wireless

Owner: Atonement Lutheran Church

Location: A Property Located At 9242 Kiefer Boulevard At The Southeast Corner Of Westporter Drive And Kiefer Boulevard In The Cordova Community.

Request: A **Use Permit** to allow a new 55 foot tall monopole on a 1.89 acre, RD-5 property. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/16/2019

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

[Click here for more details.](#)

4. CONTROL NO.: PLNP2019-00139 – 8 OAKS AT CARMICHAEL

APN: 247-0280-008

Applicant: Abraham Rampuram

Owner: Earthitects

Location: A Property Located At 8945 Fair Oaks Boulevard, Approximately 450 Feet West Of The Fair Oaks Boulevard And San Juan Avenue Intersection In The Carmichael Community.

Request: A **Tentative Subdivision Map** to divide approximately one acre into eight single-family residential lots. A **Special Development Permit** to allow eight homes to take access from a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/16/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

5. CONTROL NO.: PLNP2017-00196 – CALIFORNIA CENTER AUTO SALES

APN: 245-0210-008, -010, -011, -012

Applicant: Stephen J. Lemmon/ Tobey, McClure & Lemmon, LLP

Owner: Dana Tutt/ Rancourt Family Limited Partnership & Tutt Trust

Location: The Property Is Located At 7801 And 7811 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And California Avenue Intersection, In The Fair Oaks Community.

Request: A **Use Permit Amendment** to allow automobile sales on approximately 0.82 acre in the General Commercial (GC) zoning district.

A **Special Development Permit** to allow:

- Existing 6-foot-wide landscape planters to deviate from the required 8-foot-wide standard (APNs 245-0210-011 and -012);
- No frontage landscape planter on California Avenue (APN 245-0210-008); and
- Reduction of 79 percent in required parking spaces provided (19 parking spaces required, 4 parking spaces provided).

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

Application Date: 7/11/2017

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

6. CONTROL NO.: PLNP2019-00009 – EASY TRUCK RENTAL

APN: 064-0050-017

Applicant: Ali Khalil

Engineer: JTS Engineering Consultants, Inc.

Location: A Property Located At 7051 McComber Street, Approximately 835 feet North Of Florin Road In The South Sacramento Community.

Request: A **Conditional Use Permit** to the Zoning Administrator to allow a private truck driving school with ancillary truck storage on an industrial lot with 1.1 acres in the Old Florin Town Special Planning Area. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 1/9/2019

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

[Click here for more details.](#)

7. CONTROL NO.: PLNP2019-00097 – RUBICON MANOR RESIDENTIAL CARE HOME

APN: 022-0121-014

Applicant: Sean and Jasmin Garcia

Owner: Warren Fong Family Trust

Location: A Property Located At 4991 44th Street, On The North-East Corner Of 44th Street And 25th Avenue in the South Sacramento community.

Request: A **Conditional Use Permit** to allow an existing residential care home to have 16 beds, which exceeds the maximum amount of allowed beds for a residential care home by 10 beds, pursuant to Section 3.5.1.I of the Zoning Code. A **Design Review** to Comply with Countywide Design Guidelines.

Application Date: 3/15/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

8.	<p>CONTROL NO.: PLNP2019-00016 – HAZEL AVENUE MONUMENT SIGN</p> <p>APN: 246-0200-049</p> <p>Applicant: John Richardson</p> <p>Owner: Capitol Management Services, Inc.</p> <p>Location: A Commercial Property Located At 4363 Hazel Avenue, Fair Oaks, CA 95628, In The Fair Oaks Community.</p> <p>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.</p> <p>Application Date: 1/15/2019</p> <p>Lead Planner: <i>Desirae Fox, Assistant Planner, (916) 875-3035, Foxde@saccounty.net</i> Click here for more details.</p>
9.	<p>CONTROL NO.: PLNP2017-00342 – MURIETA GARDENS CIRCLE K CONVIENCE STORE, SERVICE STATION AND CARWASH</p> <p>APN: 073-0890-011</p> <p>Applicant: Bhupinder and Manpreet Sandhu</p> <p>Owner: Frank E. Areyano</p> <p>Location: A Property Located At 7225 Murieta Drive, Approximately 990 Feet East Of The Intersection Of Murieta Parkway And Jackson Road In The Rancho Murieta Planned Development (77-PD-10), Within The Cosumnes Community.</p> <p>Request: A Use Permit to allow an automobile service station with 12 fueling stations and incidental express carwash, as well as a restaurant with a drive-through lane within 300 feet of a residential zoning district on 1.17 acres in the LC(PD)(F) zone. A Special Development Permit to deviate from landscaping and signage requirements. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 11/29/2017</p> <p>Lead Planner: <i>Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net</i> Click here for more details.</p>

II. REVIEW CONDITIONS OF APPROVAL:

10. CONTROL NO.: PLNP2018-00333 – SIMMERHORN RANCH

APN: 150-0082-019

Applicant: Price Walker/ Elliott Homes, Inc.

Owner: Solange G. Altman

Location: A Property 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 approximately 119.5 gross acres 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*

[Click here for more details.](#)

11. CONTROL NO.: PLNP2018-00320 – WILDFLOWER SOLAR

APN: 202-0090-030, -31, -32, and -33

Applicant/Owner: Wildflower Solar Land Holdings, LLC

Location: A Property Zoned M-2 (Heavy Industrial) 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*

[Click here for more details.](#)

III. WORKSHOP:

12. CONTROL NO.: PLER2018-00107 – HMGP 4301 FEMA GRANT FUNDED HOME ELEVATION PROGRAM

APN: Various

Location: In The Delta Community.

Request: The purpose of the FEMA Hazard Mitigation Grant Program (HMGP) is to promote and preform critical mitigation measures to reduce the risk of flood damage related to casualties. Flood damage in 2017 prompted the Governor to declare a state of emergency in Sacramento County and for the State Office of Emergency Services (CalOES) and FEMA to approach DWR regarding the grant program. The HMGP will allow applicants previously damaged by foods to obtain federal money through Department of Water Resources (DWR) to lift their residences vertically onto flood resistant foundations. Through this PRC workshop, we hope to receive feedback regarding potential regulatory/code conflicts with the elevation of the buildings. For example, will fire sprinklers need to be added to the elevated buildings? If a first floor ceiling is low (7'6"), may that be retained when the building is elevated, or are there building code restrictions?

Lead Planner: *George Booth, Senior Civil Engineer, boothg@saccounty.net
Meg de Courcy, Associate Planner, decourcy@saccounty.net*

[Click here for more details.](#)