



AGENDA

June 12, 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 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

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 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
Sheriff's Department	Jeffrey Rodrigues

[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.: PLNP2019-00081 – Stockton Boulevard 7-Eleven

APN: 043-0220-009

Applicant: Tekin & Associates, LLC

Owner: TA Stockton Florin, LLC

Location: The Property Located At 7171 Stockton Boulevard, On The Northeast Corner Of Florin Road And Stockton Boulevard, In The South Sacramento Community.

Request: A **Use Permit** to allow an auto service station and a 24-hour convenience store on SC-zoned property. A **Special Development Permit** to allow the proposed project to deviate from the required 135-foot minimum public street frontage for all new primary service stations to 117- and 129-feet. A **Special Development Permit** to allow the proposed convenience store to deviate from the required 50-foot front and street side yard setback to 13 feet. A **Special Development Permit** to allow the proposed project to deviate from the required 125-square foot maximum sign area for all signs on an automobile service station site to 168.2 square feet. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/28/2019

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00087 – Milagro Monument Sign

APN: 272-0200-068

Applicant: Steve Sampognaro

Owner: Allan Davis

Location: The Property Located Is At 6241 Fair Oaks Boulevard, Approximately 500 Feet South Of Marconi Avenue In The Carmichael Community.

Request: A **Special Development Permit** to allow the monument sign to exceed the height and size requirements of the Fair Oaks Main Special Planning Area (SPA). A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 3/5/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2019-00065 – Marysville Accessory Dwelling Unit

APN: 214-0102-015

Applicant/Owner: Joseph Biscos

Location: A property located at 6330 Marysville Boulevard in the Rio Linda community.

Request: A **Special Development Permit** to allow a 1,200 square foot Accessory Dwelling Unit with 550 square foot porch and 737 square foot garage.

Application Date: 2/15/2019

Lead Planner: Nishant Seoni, Assistant Planner, seonin@saccounty.net, 916-874-7966

[Click here for more details.](#)

4. CONTROL NO.: PLNP2019-00053 – Orr Accessory Dwelling Unit

APN: 148-0132-080

Applicant: Chris Trapp

Owner: Leon and Karen Vanderspek

Location: A property located at 9770 Orr Road in the Southeast Area community.

Request: A **Special Development Permit** to allow a 1,188 square foot Accessory Dwelling Unit with 162 square foot porch and 550 square foot garage.

Application Date: 2/6/2019

Lead Planner: Nishant Seoni, Assistant Planner, seonin@saccounty.net, 916-874-7966

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

5. CONTROL NO.: PLNP2019-00029 – Dollar General

APN: 206-0210-044-0000

Applicant: SimonCre Torreon IV, LLC

Owner: Jared S. Katz

Location: A property located at 6749 Rio Linda Boulevard at the corner of M Street and Rio Linda Boulevard in the Rio Linda and Elverta Community.

Request: A **Special Development** to deviate from the development standards and design guidelines of the Downtown Rio Linda SPA for a 1.04 acres property in the Downtown Rio Linda SPA Commercial Mixed Use (CMU) subzone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 1/24/2019

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

[Click here for more details.](#)

6. CONTROL NO.: PLNP2017-00168 – Florin 40

APN: 066-0100-003

Applicant: Walters Land Planning

Location: A property located at 9850 Florin Road in the Vineyard community.

Request: A **Rezone** from AG-20 (41 acres) to RD-5 (39.5 acres) and Open Space Park (1.5 acres). A **Tentative Subdivision Map** to create 193 single family lots and a 1.5 acre park. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 6/13/2017

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

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

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

Applicant/Owner: Carie and James Smith

Location: A property 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@Saccounty.net

[Click here for more details.](#)

8. CONTROL NO.: PLNP2019-00099 – Myrtle Avenue Parcel Map

APN: 228-0480-043

Applicant: Wong and Associates

Owner: KotermaK, LLC

Location: A Property Located At 0 Myrtle Avenue On The North Side Of Myrtle Way Approximately 3,000 Feet East Of Auburn Blvd. In The Carmichael Old Foothill Farms Community.

Request: A **Tentative Parcel Map** to divide 1.78-acres into four lots ranging in size 8,505 square feet to 24,306 square feet.

- Parcel 1 = 8,505 square feet.
- Parcel 2 =8,505 square feet
- Parcel 3 =9,888 square feet
- Parcel 4= 24,306 square feet

A **Special Development Permit** to allow four lots to be served by a private drive in the RD-5 Zoning District. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 3/19/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

9. CONTROL NO.: DRCP2019-00065 – Kaiser Hospital Emergency Expansion

APN: 279-0140-057

Applicant: Hibser Yamauchi Architects, Inc.

Owner: Kaiser Foundation Hospitals, Inc.

Location: The property is located at 2025 Morse Avenue, at the northwestern intersection of Morse Avenue and Alta Arden Expressway in the Arden- Arcade community.

Request: A Major Nondiscretionary Design Review to allow for a new 11,700 square foot modular building at the existing Kaiser Morse Hospital.

Application Date: 5/6/2019

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

[Click here for more details.](#)

I. REVIEW CONDITIONS OF APPROVAL:

10. CONTROL NO.: PLNP2019-00079 – Birgham Way RV Carport

APN: 121-0480-004

Applicant: Jim Lunsford

Location: The property is located at the northeastern intersection of Brownsberg Way and Birgham Way in the Vineyard community.

Request: A **Special Development Permit** to allow for a reduced side yard setback of two feet for an 896 square foot RV Carport in the RD-5 Zone.

Application Date: 2/27/2019

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

[Click here for more details.](#)

I. REVIEW CONDITIONS OF APPROVAL:

11. CONTROL NO.: PLNP2018-00089 – 5133 Marconi Avenue Tentative Parcel Map

APN: 272-0130-022-0000

Applicant: HR Borzo, Inc.

Owner: Armando Shane & Mehrnaz Sharifian Esfahani

Location: A Property Located At 5133 Marconi Avenue, Carmichael, CA 95608 Approximately 340 Feet East Of Walnut Avenue In The Carmichael Community.

Request: A **Tentative Parcel Map** to divide approximately 0.88 acres into four (4) lots in the RD-5 zone in the Carmichael Community. A **Special Development Permit** to allow the three lots to be accessed by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/12/2018

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

[Click here for more details.](#)

12. CONTROL NO.: PLNP2016-00218 – Howe Avenue Tentative Parcel Map

APN: 285-0101-021 / 022 / 023 / 024 / 025 / 026 / 027 / 028 / 029

Applicant: Potter-Taylor & Co.

Owner: 1420 Howe Business Center Rehabilitation LP

Location: Located On The East Side Of The Intersection Of Hallmark Drive And Howe Avenue In The Arden Arcade Community.

Request: A **Tentative Parcel Map** to divide approximately six acres consisting of nine lots into five lots in the LC zone. A **Use Permit** to establish a 110 bed Convalescent Hospital on proposed Parcel 4. A **Design Review** to conform to Countywide Design Guidelines.

Application Date: 6/24/2016

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

[Click here for more details.](#)

I. REVIEW CONDITIONS OF APPROVAL:

13. **CONTROL NO.:** PLNP2018-00278 – Our Lady Of The Assumption

APN: 282-0340-047

Applicant: Father Eduino Silveira

Location: Located At 5057 Cottage Way in the Carmichael Old Foothill Farms Community.

Request: A **Use Permit amendment** to increase the maximum amount of allowed students from 30 students to 60 students at the Church's existing preschool. A **Special Development** to deviate from the required parking standards. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/20/2018

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

[Click here for more details.](#)