



# AGENDA

June 26, 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

*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 3<sup>rd</sup> 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**

<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
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.: PLNP2019-00145 – Wildhawk Creek Time Extension

**APN:** 122-0010-013 And -014

**Applicant:** Walters Land Planning

**Owner:** Capital Valley Investments, LLC

**Location:** The Property Is Located On The South Side Of Gerber Road, Approximately 1,600 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. 2014-00194), which involves the division of 20.8± acres into 76 single family residential lots, one park lot, one drainage lot, one open space (floodway) lot, and two landscape lots zoned RD-7 (Residential 7) and O (Recreation) in the Vineyard Community.

**Application Date:** 4/19/2019

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

[Click here for more details.](#)

### 2. CONTROL NO.: PLNP2019-00143 – Oakridge Wireless Communication Facility

**APN:** 228-0092-014-0000

**Applicant:** Beacon Development, LLC

**Owner:** Ethan G. Conrad

**Location:** The Property Is Located In A 240 Square-Foot Lease Area On 10 Acres Zoned LC (Limited Commercial) In The Carmichael/Old Foothill Farms Community.

**Request:** A **Use Permit** to allow a 55-foot tall monopine with nine antennas with associated equipment in a 240 square-foot lease area. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 4/19/2019

**Lead Planner:** Nishant Seoni, Assistant Planner, 916-974-7966, [seonin@saccounty.net](mailto:seonin@saccounty.net)

[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### 3. CONTROL NO.: PLNP2019-00155 – Whisper Wind Court Temporary Mobile Hardship Home

**APN:** 203-0640-010

**Applicant:** Carolyn Reynolds

**Owner:** Andrew & Elizabeth Schwarz

**Location:** The Property Is Located At 2031 Whisper Wind Ct. In The Rio Linda/Elverta Community.

**Request:** A **Temporary Use Permit** from the Zoning Administrator to allow an approximately 700 square foot temporary mobile medical hardship home on 0.99 acres in the AR-1 zoning district.

**Application Date:** 4/26/2019

**Lead Planner:** *Bilegt Baatar, Assistant Planner, (916) 874-7441, [baatarb@sacounty.net](mailto:baatarb@sacounty.net)*

[Click here for more details.](#)

### 4. CONTROL NO.: PLNP2018-00326 – K9 Training Facility

**APN:** 069-0140-017

**Applicant:** Charles Wong

**Location:** A Property Located At 11391 Pyrites Way In The Cordova Community.

**Request:** A **Conditional Use Permit** to legalize an existing dog training facility and a caretaker's unit on a 1.06 acres in the M-2 Zone. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 10/30/2018

**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:

### 5. CONTROL NO.: PLNP2017-00269 – Big Boss Use Permit

**APN:** 273-0170-053

**Applicant:** Milestone Associates

**Owner:** Amerjit Singh

**Location:** A Property Located At 6200 Fair Oaks Blvd., At The Northeast Corner Of Fair Oaks Blvd. And Kenneth Avenue In The Carmichael Community.

**Request:** A **Use Permit** to re-establish an automobile service station on 0.52 acres in the LC Zoning District. A **Special Development Permit** to deviate from setback and other Zoning Code requirements. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 9/27/2017

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

[Click here for more details.](#)

### 6. CONTROL NO.: PLNP2018-00313 – 7-11 Orangevale

**APN:** 223-0182-051

**Applicant:** Tait and Associates

**Owner:** Guggenheim Development Services

**Location:** A Property Located At 9396 Greenback Lane, At The Southwest Corner Of Greenback Lane And Main Avenue In The Orangevale Community.

**Request:** A **Use Permit** to allow a 24-hour automobile service station and a 24- hour convenience store on 1.1 acres in the Greenback Lane Special Planning Area (SPA). A **Special Development Permit** for the canopy height to exceed 18.5 feet. A **Design Review** to comply with the Countywide Design Guidelines.

**Application Date:** 10/22/2018

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

[Click here for more details.](#)

## I. REVIEW CONDITIONS OF APPROVAL:

### 7. 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](mailto:muellerl@saccounty.net)

[Click here for more details.](#)

### 8. CONTROL NO.: PLNP2018-00263- Hanford Accessory Dwelling Unit

**APN:** 126-0510-004

**Applicant:** Kathy Hanford

**Location:** The Property Is Located At 9118 Mooney Road, Approximately 1,200 Feet East of Wilton Road, In The Cosumnes Community.

**Request:** A **Special Development Permit** to allow the following deviations:  
a. A 1,200 square foot detached ADU that exceeds the maximum allowed habitable space permitted outright by 400 feet  
b. A 24 foot high ADU that exceeds the maximum height allowed for an ADU by 4 feet.

**Application Date:** 9/10/2018

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

[Click here for more details.](#)

**9. 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 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 three of the lots and to allow more than four lots to take access from a private drive. 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@saccounty.net](mailto:holsworthm@saccounty.net)

[Click here for more details.](#)