



AGENDA

July 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 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.: PLNP2019-00168 – 8555 Florin Road Special Development Permit

APN: 064-0071-012

Applicant: Michael Hite

Owner: Robert Ring

Location: A Property Located At 8555 Florin Road, On The North Side Of Florin Road Approximately 500 Feet East Of Florin – Perkins Road In The South Sacramento Community.

Request: A **Special Development Permit** to deviate from the interior side yard setback and requirement for a masonry wall adjacent to residential uses for an existing recreation vehicle storage facility in the Florin-Perkins Special Planning Area.

Application Date: 5/9/2019

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00018 – Park Road Tentative Parcel Map

APN: 240-0522-011-0000

Applicant: The Yee Family Survivors Trust

Engineer: CNA Engineering Inc.

Location: A Property Located At 3663 Park Road In The Carmichael/ Old Foothill Farms Community.

Request: A **Tentative Parcel Map** to divide a 3.58 acre parcel into four parcels plus a remainder lot in the RD-2 zone. A **Special Development Permit** to allow more than two lots to be accessed by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 1/17/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2018-00378 – 7847 Winding Way Accessory Structure

APN: 242-0480-067

Applicant: Volodymyr Ulasevych

Location: A Property Located At 7847 Winding Way, Approximately 600 Feet East Of New York Avenue In The Fair Oaks Community.

Request: A **Special Development Permit** to allow two accessory structures to exceed 100% of the habitable floor area of the primary dwelling on a property zoned RD-5 on approximately 0.9 acres. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 12/19/2018

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

[Click here for more details.](#)

4. CONTROL NO.: DRCP2019-00080 – Gold River Office Industrial Mixed Use

APN: 069-0031-051

Applicant: D Street Studio Inc.

Owner: Golfstream Portfolio Mgt. LLC

Location: A Property Located At The Southwestern Corner Of The Intersection Of Pyrites Way And Gold River Road In The Cordova Community.

Request: A **Major Non-Discretionary Design Review** for three new Industrial Office Buildings.

Application Date: 5/28/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

5. CONTROL NO.: DRCP2019-00086 – Vietnamese Martyrs Church Addition

APN: 043-0070-033

Applicant: AE Modo Design Inc.

Owner: Vietnamese Martyrs Church

Location: The Property Is Located At 8181 Florin Road, On The North Side Of Florin Road, Approximately 890 Feet East Of Power Inn Road In The Old Florin Town SPA Of The South Sacramento Community.

Request: A **Major Nondiscretionary Design Review** for an approximately 12,000 square foot addition, consisting of a new multi-purpose room, meeting rooms, and administration offices.

Application Date: 6/4/2019

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

[Click here for more details.](#)

6. CONTROL NO.: PLNP2019-00142 – California Family Fitness On Elverta

APN: 203-1660-026

Applicant: RMW Architecture & Interiors

Owner: Ethan Conrad Properties

Location: The property is Located At 4249 Elverta Road, Approximately 250 Feet North Of The Elverta Road And Walerga Road Intersection In The Antelope Community.

Request: A **Use Permit** to allow a fitness center (indoor recreation facility) exceeding a capacity of 300 persons within the SC zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/19/2019

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

[Click here for more details.](#)

I. REVIEW CONDITIONS OF APPROVAL:

7. CONTROL NO.: PLNP2018-00240 – Mack Powell Event Center

APN: 278-0171-048

Applicant: HGA Architects and Engineers

Owner: Sacramento Association of Realtors

Location: A Property Located At 2003 Howe Avenue, Approximately 0.1 Miles South From The Cottage Way And Howe Avenue Intersection, In The Arden Arcade Community.

Request: A **Use Permit** to utilize and expand an existing assembly space for an event center in the Business Professional (BP) Zone. A **Special Development Permit** to allow the expansion of the office building to deviate from the side yard setback requirement of 25 feet to 15 feet between the Multifamily (RD-30) and BP Zone. A **Special Development Permit** to reduce the minimum setback of the existing trash and recycling enclosure from 25 feet to 20 feet from a residentially zoned property. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 8/24/2018

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

[Click here for more details.](#)

8. CONTROL NO.: PLNP2018-00274 – Olive Court Tentative Subdivision Map

APN: 223-0011-018

Applicant: Selective Ventures LLC

Engineer: CNA Engineering Inc.

Location: A Property Located At 6434 Beech Avenue Approximately 1,500 Feet North Of Greenback Lane In The Orangevale Community.

Request: A **Tentative Subdivision Map** to divide approximately five acres into nine lots in the RD-2 zone. A **Special Development Permit** to allow more than two lots to be served by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/19/2018

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

[Click here for more details.](#)

9. CONTROL NO.: PLNP2018-00282 – Roots Coffee Drive-Through

APN: 247-0280-011

Applicant: Fair Oaks Coffee, Inc.

Owner: Ethan Conrad

Location: A Property Located At 9047 Fair Oaks Boulevard, At The Corner Of Fair Oaks Boulevard And San Juan Avenue In The Carmichael Community.

Request: A **Use Permit** to allow a drive through with amplified sound within 300 feet of a residential zoning district. A **Special Development Permit** to deviate from the side street yard setback requirement. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 9/25/2018

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

[Click here for more details.](#)