



AGENDA

July 24, 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 / Vince King
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.: DRCP2019-00091 – STOREQUEST EXPRESS – SACRAMENTO

APN: 225-0943-016

Applicant/Owner: William Warren Group

Location: The property is located at 1315 West National Drive in the Natomas community.

Request: A **Major Nondiscretionary Design Review** for new self-storage facility to determine substantial compliance with the Countywide Design Guidelines.

Application Date: 6/13/2019

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00186 – SOUTHEAST WATT TENTATIVE MAP EXTENSION

APN: 064-0080-001/002/039/040

Applicant: SW57, LLC

Representative: Walters Land Planning

Location: For Properties Located At 6803 S. Watt Avenue (approximately 2,000 feet north of Florin Road), 6950 Hedge Avenue (approximately 1,300 feet north of Florin Road) and “0” Tokay Lane (approximately 2,400 feet north of Florin Road) between S. Watt Avenue and Hedge Avenue 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 Number: 2014-00199) to divide 61.1 acres into 298 single-family detached lots, one park lot, one drainage lot, two open space lots, five landscape lots in the RD-5, RD-7 and O zones of the Vineyard Community.

Application Date: 5/31/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2019-00176 – KXPR RADIO TOWER

APN: 067-0120-011

Applicant: Capital Radio Radio Inc.

Architect: JTS Engineering Inc.

Location: A Property Located At 7351 Eagles Nest Road, Approximately 1,500 Feet South In The Vineyard Community.

Request: A **Use Permit** to allow a broadcast radio tower on 81 acres in the AG- 160 (Agricultural, 160 acres) zone.

Application Date: 5/16/2019

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

[Click here for more details.](#)

4. CONTROL NO.: PLNP2019-00189 – 6724 HEDGE AVENUE SPECIAL DEVELOPMENT PERMIT

APN: 064-0034-006

Applicant/Owner: Kenneth & Velma Schmidt

Location: A property located at 6724 Hedge Avenue in the Florin- Vineyard Gap community.

Request: A **Special Development Permit** from the Zoning Administrator to allow an existing 2,400 square-foot accessory structure and an existing 735 square-foot accessory structure to deviate from maximum size and setback requirements on 0.46 acres in the Interim-Agricultural Reserve (IR) zoning district. An **Incidental Design Review** to comply with the Countywide Design Guidelines.

Application Date: 6/4/2019

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441, baatarb@saccounty.net

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

5. **CONTROL NO.:** PLNP2019-00182 – WAEGELL’S EAGLES NEST TENTATIVE PARCEL MAP
- APN:** 067-0110-016
- Applicant:** Claybar Engineering, Inc.
- Owner:** Margaret D. Waegell, Trustee
- Location:** A property located at 7266 Eagles Nest Road, Sacramento, CA 95830 in the Vineyard community.
- Request:** A **Tentative Parcel Map** subject to the approval of the Planning Commission to divide one 162 acre agricultural property into two parcels. The parcel split will result in the following parcels:
- a. Parcel 1: 160 acres (gross)
 - b. Parcel 2: 2 acres (gross) with an existing residence
- A **Special Development Permit** to allow for the reduction of the minimum lot area for an agricultural property pursuant to Section 6.4.6.I.1 of the Zoning Code. The minimum lot size allowed for a property in the AG-160 zone is 160 acres. The proposed lot area for Parcel 2 is 2 acres. A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 5/24/2019
- Lead Planner:** Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net
- [Click here for more details.](#)
6. **CONTROL NO.:** PLNP2018-00380 – MARSHALL AVENUE TENTATIVE PARCEL MAP
- APN:** 260-0410-002
- Applicant/Owner:** Kamran Nakhaee
- Location:** The property is located at 3920 Marshall Avenue, approximately 360 feet south of Fair Oaks Boulevard, in the Carmichael/Old Foothill Farms community.
- Request:** A **Tentative Parcel Map** to divide an approximately 0.57-acre parcel into three parcels in the Residential 5 (RD-5) zoning district. A **Special Development Permit** to allow a reduction in the required front yard setback for proposed Parcel B. A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 12/20/2018
- Lead Planner:** Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net
- [Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

7.	<p>CONTROL NO.: PLNP2018-00169 – ARCO AM PM AT ELKHORN BOULDEVARD AND 32ND STREET</p> <p>APN: 208-0103-002</p> <p>Applicant: Kenneth Wold/BP West Coast Products LLC</p> <p>Owner: John Newton</p> <p>Location: A Property Located At The Southwest Corner Of The Elkhorn Boulevard And 32nd Street Intersection In The North Highlands Community.</p> <p>Request: A Use Permit to allow a 24-hour automobile service station with a 4,710-square-foot fuel canopy covering 9 pump islands; a 24-hour, 3,180-square-foot convenience store; and a 1,152-square-foot car wash facility with drive-through on approximately 1.36 acres in the M-1 zoning district. A Special Development Permit to allow:</p> <ul style="list-style-type: none">• Deviations from car wash facility standards, including the distance of dryers from tunnel exits, and the treatment of sound-absorbing materials for the wall and ceiling area adjacent to dryers;• On-site signage for a primary automotive service station to exceed 125 square feet; and• Deviation from the street tree requirement on Elkhorn Boulevard. <p>A Design Review to comply with Countywide Design Guidelines.</p> <p>Application Date: 6/19/2018</p> <p>Lead Planner: <i>Jessie Shen, Associate Planner, (916) 875-3711, shenj@sacounty.net</i></p> <p>Click here for more details.</p>
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I. REVIEW CONDITIONS OF APPROVAL:

<p>8.</p>	<p>CONTROL NO.: PLNP2018-00366 – ONATE ACCESSORY DWELLING UNIT</p> <p>APN: 214-0092-020</p> <p>Applicant/Owner: Francisco Onate</p> <p>Location: The Property Is Located At 246 Elkhorn Boulevard, Approximately 720 Feet West of Rio Linda Boulevard, In The Rio Linda-Elverta Community.</p> <p>Request: A Special Development Permit to allow a 1,200 square foot (sf) detached Accessory Dwelling unit (ADU) which exceeds the 800 sf maximum allowed square feet of habitable space for a detached ADU on 1.52 acres in the AR-2 zone. A Special Development Permit to allow a 908 sf garage, which exceeds the allowed 50% of non-habitable square footage, attached to an ADU.</p> <p>Application Date: 12/10/2018</p> <p>Lead Planner: <i>Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net</i></p> <p>Click here for more details.</p>
<p>9.</p>	<p>CONTROL NO.: PLNP2019-00137 – KIEFER WIRELESS COMMUNICATION FACILITY</p> <p>APN: 074-0103-008</p> <p>Applicant: Verizon Wireless</p> <p>Owner: Atonement Lutheran Church</p> <p>Location: A Property Located At 9242 Kiefer Boulevard At The Southeast Corner Of Westporter Drive And Kiefer Boulevard In The Cordova Community.</p> <p>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.</p> <p>Application Date: 4/16/2019</p> <p>Lead Planner: <i>Emma Patten, Associate Planner, 875-4197, pattene@saccounty.net</i></p> <p>Click here for more details.</p>