



AGENDA
Project Review Committee
August 12, 2020 at 9:00 AM
(Teleconference)

ANNOUNCEMENT

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item.

Written comment

- Send an email comment to BoardClerk@saccounty.net.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814.

MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Project Review Committee"). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

| Department: | Representative(s): |
|---|--|
| Chairman | Brian Holloway |
| Application Processing Section | Manuel Mejia / Joelle Inman |
| Building Inspection | John Durborough |
| Division of Public Health | Megan Sheffield / Yvonne Rodriguez |
| 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 | James Hicks |

INITIAL APPLICATION REVIEW

1. [**PLNP2020-00116 – Barton Ranch Williamson Act Contract Amendments**](#)

Supervisory District(s): Nottoli

Assessor Parcel Nos: 072-0110-067, -069, -070, -071, -072, -073 And
073-0020-034, -035, -040, -041, -042, -043, -044,
-051, -052, -053, -054, -057, -062, -065, -066,
-071, -072, -073, -074, -076, -077

Applicant/Owner: White Rock Solar, LLC/Barton Rach, LLC

Location: Scott Road In The Cosumnes Community.

Request: Williamson Act Contract Amendment To Allow Solar Photovoltaic And Battery Energy Storage As A Compatible Use.

Application Date: 5/21/2020

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

2. **PLNP2020-00123 – Auburn Boulevard Starbucks**

Supervisory District(s): Peters

Assessor Parcel No: 230-0340-020

Applicant/Owner: McCandless & Associates Architect, Inc./Coastal Star Partners, LLC

Location: 5480 Auburn Boulevard, At The Intersection of Auburn Boulevard And Garfield Avenue In The Carmichael/Old Foothill Farms Community.

Request: Special Development Permit To Allow For A Trash Enclosure At A Proposed Starbucks Drive-Thru Facility To Deviate From The Minimum Setback Requirement From The Public Street By 16 Feet. The Minimum Required Setback Is 31 Feet And The Enclosure Proposes To Be Located 15 Feet From The Public Street.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 5/28/2020

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

3. **PLNP2020-00098 – Grubbs Bell Acqua Lake 3**

Supervisory District(s): Frost

Assessor Parcel No: 214-0160-107

Applicant/Owner: Steve And Nikol Grubbs

Location: Approximately 850 Feet South Of The Intersection Of Dry Creek Road And E Street On The East Side Of Dry Creek Road In The Rio Linda And Elverta Community.

Request: Tentative Parcel Map To Divide A 16.15 Acre Parcel Into One 1.77 Acre Parcel And One 14.38 Acre Parcel.

Rezone Of 16.15 Acres Of Commercial Recreation (C-O) To 14.38 Acres Of Commercial Recreation (C-O) And 1.77 Acres Of Agricultural Residential 1 (AR-1).

Community Plan Amendment To Update The Land Designations For 16.15 Acres Of Commercial Recreation (C-O) To 14.38 Acres Of Commercial Recreation (C-O) And 1.77 Acres Of Agricultural Residential 1-5 (AR-1-5).

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 4/27/2020

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

4. **PLNP2019-00317 – 7-11 At Elder Creek**

Supervisorial District(s): Nottoli

Assessor Parcel No: 062-0060-033

Applicant/Owner: Tekin and Associates, LLC/Swanson Investment Group

Location: Northeastern Corner Of The Intersection Of South Watt Avenue And Elder Creek Road In The Vineyard Community.

Request: Conditional Use Permit For A New Primary Auto Service Station.

Special Development Permit To Exceed The 125 Square Foot Maximum For Service Stations Required By SZC 5.10.5.A.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 10/11/2019

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, oulreyd@saccounty.net

5. **PLNP2020-00119 – Orchard Loop Retail Pad And Drive Through**

Supervisorial District(s): Kennedy

Assessor Parcel Nos: 115-1450-021 And 115-1450-023

Applicant/Owner: All Access Permits/PDF Development II, LLC

Location: 256 Feet West Of The Intersection Of Power Inn Rd And Orchard Loop Lane In The South Sacramento Community.

Request: Development Plan Review For An Approximately 2,081 Square Foot Retail Pad With Drive Through.

Special Development Permit To Deviate From The Minimum Floor Area Ratio Requirement Of Section 508-212.7.

Design Review To Comply With The Countywide And Calvine/Highway 99 Special Planning Area Design Guidelines.

Application Date: 5/22/2020

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, oulreyd@saccounty.net

6. **[PLNP2020-00140 – Robertson Avenue Tentative Subdivision Map Extension](#)**

Supervisory District(s): Peters

Assessor Parcel No: 269-0021-054

Applicant/Owner: Sam Hales/Stewart Family Trust

Location: 3800 Robertson Avenue In The Arden Arcade Community.

Request: Time Extension Pursuant To Sections 22.20.090 And 22.20.095 Of The Sacramento County Code To Extend By Five Years The Expiration Date Of The Robertson Ave Tentative Subdivision Map (Control No. PLNP2016-00042) To Divide Approximately 1.3 Acres Of RD-5 (Residential) Zoned Property Into Five Lots.

Application Date: 6/10/2020

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

7. **[PLNP2020-00056 – Madison Plaza Tentative Parcel Map](#)**

Supervisory District(s): Frost

Assessor Parcel No: 236-0100-016

Applicant/Owner: Jamaal Ragland/Price Reit, Inc.

Location: 5238 Manzanita Avenue In The Madison Square Shopping Center Northeast Of The Manzanita And Madison Avenue Intersection In The Carmichael Community.

Request: Tentative Parcel Map To Subdivide Approximately 16.3 Acres Into Two Parcels In The Shopping Center (SC) Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 2/26/2020

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

8. **PLNP2020-00083 – Madison Pointe Apartments**

Supervisorial District(s): Peters

Assessor Parcel No: 228-0182-040

Applicant/Owner: Marcus Garbuzov/Aspenwood Holdings, LLC

Location: South Side Of Madison Avenue, Approximately 350 Feet East Of Harrison Street In The North Highlands Community.

Request: Use Permit To Allow A Multi-Family Residential Complex On 0.38 Acres In The Business Professional (BP) Zone.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 3/20/2020

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

9. **PLNP2020-00141 – Onit Coffee Kiosk**

Supervisorial District(s): Peters

Assessor Parcel No: 266-0182-023

Applicant/Owner: Shadi Khattab/ Mahmoud Khattab

Location: 2201 Marconi Avenue On The Northeast Corner Of The Marconi Avenue And Howe Avenue Intersection In The Arden Arcade Community.

Request: Use Permit To Allow A Drive Through Restaurant Within 75 Feet Of A Residential Zone.

Special Development Permit To Allow Deviations To Landscaping And Spacing Requirements Between Right Of Way And Drive Through Entrance.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 6/10/2020

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

10. **[PLNP2019-00066 – Auld Accessory Dwelling Unit Special Development Permit](#)**

Supervisorial District(s): Frost

Assessor Parcel No: 213-0211-025

Applicant/Owner: Michael Ott/Janet Auld

Location: 6915 Santa Juanita Avenue In The Orangevale Community.

Request: Special Development Permit To Allow A 1,195 Square Foot Accessory Dwelling Unit With 891 Square Foot Garage That Exceeds Maximum Habitable Square Footage And Non-Habitable Square Footage Standards For A 1.07 Acre RD-2 (Residential) Property.

Application Date: 2/15/2019

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

11. **[PLNP2015-00033 – Immanuel Church Use Permit Amendment](#)**

Supervisorial District(s): Peters

Assessor Parcel No: 217-0110-014

Applicant/Owner: Nikolay Gellis/Pacific District Conference Of Mennonite Brethren Churches

Location: 3801 Stephen Drive In The North Highlands Community.

Request: Use Permit Amendment (Control Number PLNP2013-00120) To Expand An Existing Structure That Is Part Of The Approved Religious Use To 9,243 Square-Foot With Additional Parking Lot And Associated Landscaping Improvements.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 2/18/2015

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

Meetings Are Held Every 2nd And 4th Wednesday Of The Month