



AGENDA

August 14, 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	James Hicks

[PRC MEMBERS: TO VIEW PRC-RELATED DOCUMENTATION, PLEASE CLICK HERE.](#)

Order of Agenda:

- I. Initial Application Review
- II. Review Condition of Approval
- III. Public Comment

I. INITIAL APPLICATION REVIEW:

1. CONTROL NO.: PLNP2018-00194 – 7/11 Bradshaw Road Florin Road

APN: 066-0040-040

Applicant: Tait & Associates

Owner: Guggenheim Development Services

Location: A Property Located At The Northwest Corner Of The Bradshaw Road/Florin Road Intersection In The Vineyard Community.

Request: A **Use Permit** to allow a 24-hour Automobile Service Station, a 24-hour 3,010 square-foot Convenience Store, and Canopy Height of 17 feet in the GC (General Commercial) zone. A **Tentative Parcel Map** to divide approximately 2.57 acres into two lots. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/11/2018

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00196 – South Bar Lane Accessory Dwelling Unit

APN: 134-0141-009

Applicant: Brent and Christina Barnett

Owner: Bruce/Colleen Barnett Family Revocable Trust

Location: A Property Located At 9790 S. Bar Lane, Located On The West Side Of S. Bar Lane At The Northwest Corner Of Intersection With Gay Lane In The Cosumnes Community.

Request: A **Special Development Permit** to permit the conversion of an existing 1,400 square foot primary dwelling to an accessory dwelling unit (ADU) with 1,122 square feet of conditioned space. The Special Development Permit will also permit the ADU to be two stories.

Application Date: 6/12/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2018-00206 – 4504 Del Norte Boulevard Multifamily Project

APN: 020-0291-017

Applicant: Robert Massetti

Owner: Phuong Nam Tran

Location: A Property Located At 4504 Del Norte Boulevard Approximately 110 Feet South Of 20th Avenue In The South Sacramento Community.

Request: A **Use Permit** to allow a multifamily project with 9 units on an approximately 0.91 acre parcel in the RD-10 zone. A **Special Development Permit** to deviate from setbacks and minimum landscape coverage. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/20/2018

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

[Click here for more details.](#)

4. CONTROL NO.: PLNP2019-00210 – Grand Avenue Tentative Parcel Map

APN: 244-0214-004-0000

Applicant/Owner: Ruzana Sirunanian

Engineer: Area West Engineers Inc.

Location: A Property Located At 8061 Grand Avenue Approximately 175 Feet Northeast Of Main Street In The Fair Oaks Community.

Request: A **Tentative Parcel Map** to divide an approximately 0.5 acre parcel into 2 parcels in the RD-5 zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 6/26/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

5. CONTROL NO.: PLNP2018-00054 – Excelsior Ranch

APN: 123-0080-005-0000

Applicant: Real Investing LLC

Owner: Surwinder Gill

Location: A Property Located At 8171 Excelsior Road, Approximately 2,590 Feet North Of Calvine Road In The Vineyard Community.

Request: A **Tentative Parcel Map** to divide an approximately 10 acre property into four two-acre lots and one two-acre remainder lot in the AR-2 zone (Agricultural Residential- 2 Acres) in the Vineyard Community. A **Special Development Permit** to allow the parcels to be accessed by a private road. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 3/9/2018

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

6. CONTROL NO.: PLNP2018-00353 – Heavy Equipment Parking Yard

APN: 063-0130-013-0000

Applicant: Buta Singh

Owner: Don Walker

Location: A Property Located At 6350 Bradshaw Road At The Corner Of Bradshaw Road And Elder Creek Road In The Vineyard Community.

Request: A **Use Permit** to allow the storage of heavy equipment on approximately 7.25 acres in the Industrial Reserve (IR) zoning district. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 11/21/2018

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

7. CONTROL NO.: PLNP2015-00043 – Cal Expo Chevron Expansion

APN: 285-0010- 017-0000

Applicant: Gillum Consulting, Inc.

Owner: Kajla Investments, Inc.

Location: A Property Located On The South East Corner Of Arden Way And Ethan Way At 2000 Arden Way In The Arden Arcade Community.

Request: A **Use Permit Amendment** for a remodel and expansion of an existing gas station (85-UP-VA-0779) to include a new 1,580 square foot convenience store, two new fueling islands, trash enclosure, landscaping, façade improvements, and signage on approximately 0.6 acres in the Light Commercial (LC) Zone. A **Special Development Permit** to deviate from the trash enclosure setback requirement. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/26/2015

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

[Click here for more details.](#)

8. CONTROL NO.: PLNP2018-00291 – Napa Valley Subdivision

APN: 121-0380-058

Applicant: John F. Kautz

Owner: Claybar Engineering, Inc.

Location: The Property Is Located At The Terminus of Lemas Road (private), East of Elk Grove Florin Rd, Where The North Boundary Is Adjacent To Napa Valley Way, In the Vineyard Community.

Request: A Rezone request to convert the zoning on the existing property from A-10 to RD-5. A **Community Plan Amendment** to convert the existing community plan land use from A-10 to RD-5. A **Tentative Subdivision Map** to create 14 residential lots on a 2.65 acre property with A-10 Zoning. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 10/3/2018

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

9. CONTROL NO.: PLNP2019-00143- Oakridge Wireless Communication Facility

APN: 228-0092-014-0000

Applicant: Beacon Development, LLC

Owner: Ethan G. Conrad

Location: 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

[Click here for more details.](#)

10. CONTROL NO.: PLNP2017-00234 – Sunshine Homes Parcel Map

APN: 258-0370-031

Applicant: Wong & Associates

Owner: Wei-Chun Liu

Location: A property located at 3624 Walnut Avenue in the Carmichael Community.

Request: A **Tentative Parcel Map** to divide a 1.271-acre parcel into four parcels of 0.163, 0.246, 0.209, and 0.245 gross acres. A **Special Development Permit** to deviate from public street frontage standards and allow more than two parcels to be served by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 8/21/2017

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

11. CONTROL NO.: PLNP2017-00305 – Wei-Chun Liu Parcel Map

APN: 258-0370-032

Applicant: Wong & Associates

Owner: Wei-Chun Liu

Location: A property located at 3624 Walnut Avenue in the Carmichael Community.

Request: A **Tentative Parcel Map** to divide a 0.726 parcel into four parcels of 0.204, 0.187, 0.158, and 0.177 gross acres. A **Special Development Permit** to deviate from public street frontage standards and allow more than two parcels to be served by a private drive. A Design Review to comply with the Countywide Design Guidelines.

Application Date: 10/25/2017

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

[Click here for more details.](#)

III. PUBLIC COMMENT: