



**AGENDA**  
**Project Review Committee**  
**August 26, 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](mailto:BoardClerk@saccounty.net). Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

**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](mailto:BoardClerk@saccounty.net) prior to the meeting.

<b>Department:</b>	<b>Representative(s):</b>
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. **PLNP2015-00033 – Immanuel Church Use Permit Amendment**

Supervisory 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](mailto:seonin@saccounty.net)

2. **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](mailto:seonin@saccounty.net)

3. **PLNP2019-00321 – Pointe Fair Oaks Apartments**

Supervisorial District(s): Peters

Assessor Parcel No: 244-0220-026

Applicant/Owner: GRA Architecture/APIP 2001, LLC

Location: Southwest Corner Of The Fair Oaks Boulevard And Sunrise Boulevard Intersection, Bounded By Howard Street To The South In The Fair Oaks Community.

Request: Development Plan Review To Allow 39 Apartment Units In Four Three-Story Structures On Approximately 1.36 Acres In The Commercial District Subarea Of The Fair Oaks Village Special Planning Area.

Special Development Permit To Allow A Reduction In The Minimum Side Street Yard Setback (Sunrise Boulevard) From 25 Feet Required To 2 Feet Proposed; Reduction In The Minimum Multifamily

Detached Open Space Requirement Of 30 Percent Required To 26 Percent Proposed; Reduction In The Minimum Trash Enclosure Setback From A Public Street (Howard Street) Of 31 Feet Required To Approximately 23 Feet Proposed; Deviation From The Required 8-Foot-Wide Landscape Planter With Street Trees Along The Project Site's Frontage And Setback Areas On Fair Oaks Boulevard, Sunrise Boulevard And Howard Street; Deviation From The Required 7-Foot-Wide Landscape Planter With Screen Trees Along The Interior Property Line Adjacent To The Existing Single Family Residential Parcels To The West; Deviation From Parking Lot Landscaping Standards, Including Minimum 8-Foot-Wide Landscaped Areas At The End Of The Of Parking Aisles And Parking Islands Every 7 Parking Spaces.

Design Review To Comply With The Countywide Design Guidelines.

Application Date: 10/16/2019

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

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