



AGENDA

August 28, 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	John Durborough
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.: PLNP2018-00352 – Prestige Senior Care

APN: 224-0200-021

Applicant/Owner: Lilli Lapadat

Location: A Property Located At 7900 Hazel Avenue in the Orangevale Community.

Request: A **Use Permit** to allow a 15-bed congregate care facility in the AR-2 zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 11/21/2018

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00060 – Brookside Equestrian Park Use Permit

APN: 126-0030-026

Applicant: Taylor & Wiley

Owner: Brookside Equestrian Park

Location: A Property Located At 11120 Bradley Ranch Road In The Cosumnes Community.

Request: A **Use Permit** to legalize an existing recreation facility (Equestrian Park) on a 31.61 acre parcel in the Agricultural 20 (AG-20) zoning district. A **Special Development Permit** to deviate from the required 50-foot setback for general agricultural structures in an agricultural zone. The structures on-site that deviate from the 50-foot setback include the Lower Barn (24 and 35 feet), five riding arenas (varies from 10 feet to 47 feet), and the corral (19 feet). A **Special Development Permit** to deviate from the required 20-foot front yard setback for incidental agricultural accessory structures in an agricultural zone. The structure on-site that deviate from the 20-foot front yard setback is a storage shed (six feet) located near the entrance to the site west-adjacent to the water tanks. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/11/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2014-00112 – Wildhawk 9

APN: 122-0050-033-0000

Applicant/Owner: B & Z Investments LLC

Location: A Property Located At 9942 Gerber Road In The Vineyard Community.

Request: A **Rezone** of approximately 0.4± acres of Residential Density 7 (RD-7) and 10.0± acres of Agricultural Residential 10 (AR-10) to approximately 6.3± acres of Residential density (RD-7) and 4.1± acres of Recreation (O). A **Community Plan Amendment** to change the land use designation of 7.8± acres of Residential Density 5 (RD-5) and 2.6± of Recreation (REC) to 6.3± acres of Residential Density 7 (RD-7) and 4.1± acres of Recreation (REC). A **Comprehensive Plan Amendment** to change the land use designation of 7.8± acres of Residential Density 4-6 (RD 4-6) and 2.6± acres of Flood and Recreation (F-REC) to 6.3± acres of Residential Density 7 (RD-7) and 4.1± acres of Flood and Recreation (F-REC). A **Tentative Subdivision Map** to create 41 RD-7 single family lots, one 1.4 acre park site, and one 2.8 acre open space lot. A **Special Development Permit** to allow a 10 foot rear yard setback where a 15 foot rear yard setback is otherwise required. A **Design Review** to comply with the Countywide Design Guidelines and the Vineyard Springs Comprehensive Plan.

Application Date: 6/10/2014

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

4. CONTROL NO.: PLNP2018-00077 – Wildhawk North Unit 10

APN: 122-0790-014, 015

Applicant/Owner: B & Z Investments LLC

Location: A Property Located 750 Feet South Of Gerber Road And 1,325 Feet East Of Bradshaw Road In The In The Vineyard Community.

Request: A **Rezone** of approximately 0.1± acres of Agricultural Residential 10 (AR-10), 0.1± acres of Residential Density 5 (RD-5), and 14± acres of Recreation (O) to approximately 0.72± acres of Residential Density 7 (RD-7), 6.0± acres of Residential Density 5 (RD-5) and 7.3± acres of Recreation (O). A **Community Plan Amendment** to change the land use designation of 4.1± acres of Residential Density 10 (RD-10), 9.2± acres of Residential Density 5 (RD-5), and 0.9± of Recreation (REC) to 0.72± acres of Residential Density 7 (RD-7), 6.0± acres of Residential Density 5 (RD-5) and 7.3± acres of Recreation (O). A **Comprehensive Plan Amendment** to change the land use designation of 5.5± acres of Residential Density 7-10 (RD 7-10), 7.9 acres of Residential Density 4-6 (RD 4-6), and 0.9 Flood and Recreation (F-REC) to 0.72± acres of Residential Density 7 (RD-7), 6.0± acres of Residential Density 4-6 (RD 4-6) and 7.3± acres of Flood and Recreation (F-REC). A **Tentative Subdivision Map** to create 5 RD-7 single family lots, 29 RD-5 single family lots, one 6.6± acre park site. A **Design Review** to comply with the Countywide Design Guidelines and the Vineyard Springs Comprehensive Plan.

Application Date: 4/3/2018

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197, pattene@saccounty.net
[Click here for more details.](#)

5. CONTROL NO.: DRCP2019-00112 – The Learning Experience- Elk Grove Florin

APN: 115-2040-001

Applicant: Armstrong Development Properties

Owner: BZB Roseville, LLC

Location: A property located at 8330 Elk Grove Florin Road, in the Vineyard community.

Request: A **Major Nondiscretionary Design Review** to determine consistency with the Countywide Design Guidelines.

Application Date: 7/24/2019

Lead Planner: Lauren Haas, Design Review Planner, (916) 875-5562. haasl@saccounty.net
[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

6. CONTROL NO.: PLNP2018-00372 – 10843 Gay Road Tentative Parcel Map

APN: 134-0141-013

Applicant/Owner: Steve Mendoza b/o Irvin J. Nix

Engineer: Evan Winn, Winn Land Survey

Location: The Property Is Located At 10843 Gay Road In Wilton, Approximately 1.2 Miles West Of Wilton Road, In The Cosumnes Community.

Request: A **Tentative Parcel Map** to divide approximately 10 gross acres into two parcels in the interim A-5 zoning district with F combining overlay. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 12/14/2018

Lead Planner: *Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net*

[Click here for more details.](#)

7. CONTROL NO.: PLNP2019-00225 – Bradshaw-Kiefer Parcel Map

APN: 074-0020-058

Applicant/Owner: Scot Patterson & Brian Kriz, California Gold Properties

Engineer: Rod Hawkins, Hawkins & Associates Engineering, Inc.

Location: The Property Is Located At 9670 Kiefer Boulevard, At The Southwest Corner Of The Kiefer Boulevard And Bradshaw Road Intersection, In The Cordova Community.

Request: A **Tentative Parcel Map** to divide approximately 3.5 gross acres into two parcels in the LC zoning district. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/18/2019

Lead Planner: *Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net*

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

8. CONTROL NO.: PLNP2018-00366 – Onate Accessory Dwelling Unit

APN: 214-0092-020

Applicant/Owner: Francisco Onate

Location: The Property Is Located At 246 Elkhorn Boulevard, Approximately 720 Feet West Of Rio Linda Boulevard, In The Rio Linda-Elverta Community.

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 percent of non-habitable square footage, attached to an ADU.

Application Date: 12/10/2018

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

[Click here for more details.](#)

9. CONTROL NO.: PLNP2019-00139 – 8 Oaks At Carmichael

APN: 247-0280-008

Applicant: Abraham Rampuram

Owner: Earthitects

Engineer: CNA Engineering Inc.

Location: A Property Located At 8945 Fair Oaks Boulevard, Approximately 450 Feet West Of The Fair Oaks Boulevard And San Juan Avenue Intersection In The Carmichael Community.

Request: A **Tentative Subdivision Map** to divide approximately one acre into eight single-family residential lots. A **Special Development Permit** to allow reductions in lot width, setbacks and perimeter landscaping. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/16/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

10. CONTROL NO.: PLNP2019-00099 – Myrtle Avenue Parcel Map

APN: 228-0480-043

Applicant: Wong and Associates

Owner: KotermaK, LLC

Location: A Property Located At 0 Myrtle Avenue On The North Side Of Myrtle Way Approximately 3,000 Feet East Of Auburn Blvd In The Carmichael Old Foothill Farms Community.

Request: A **Tentative Parcel Map** to divide 1.78-acres into four lots ranging in size 8,505 square feet to 24,306 square feet.

- Parcel 1 = 8,505 square feet
- Parcel 2 = 8,505 square feet
- Parcel 3 = 9,888 square feet
- Parcel 4 = 24,306 square feet

A **Special Development Permit** to allow four lots to be served by a private drive in the RD-5 Zoning District. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 3/19/2019

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

[Click here for more details.](#)

III. PUBLIC COMMENT: