



AGENDA

September 11, 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 / 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

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

Order of Agenda:

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

I. INITIAL APPLICATION REVIEW:

1. CONTROL NO.: PLNP2019-00201 – Kirkwood Street Accessory Dwelling Unit

APN: 154-0030-014

Applicant: GTS Construction & Development

Owner: Mike and Janine Tennant

Location: A property located at 12122 Kirkwood Street, in the Southeast Community.

Request: A **Special Development Permit** to allow a one-story 1,200 square foot Accessory Dwelling Unit (ADU) with approximately 590 square feet of non-habitable space.

Application Date: 6/17/2019

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00218 – 4916 Donovan Drive Kennel Special Development Permit

APN: 282-0105-005

Applicant: Robert Meacham

Owner: Robert Meacham

Location: A property located at 4916 Donovan Drive in the Carmichael/Old Foothill Farms Community.

Request: A **Special Development Permit** to deviate from maximum total square footage and interior side yard for existing residential accessory structures on approximately 0.23 acres in the RD-5 Zone. An **Incidental Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/5/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2019-00144 – Marconi Self Storage Use Permit Amendment

APN: 269-0082-026

Applicant: Norman Kotoch, NAK Management and Consulting

Owner: Brent Hardy, Merit Hill Capital

Location: The property is located at 4111 Marconi Avenue, at the northeast corner of the Marconi Avenue and Norris Avenue intersection, in the Arden-Arcade Community.

Request: A **Use Permit Amendment** to: Allow the expansion of mini-storage use via four new structures (one 2-story structure, and three 1-story structures), totaling approximately 32,600 square feet of additional area on 3.08 acres in the LC zoning district; and Remove the storage of operable boats, recreational vehicles (RVs), or vehicles use on the subject parcel permitted via Use Permit 10-00271. A **Special Development Permit** to allow a 43 percent reduction in required parking spaces provided (54 parking spaces required, 31 parking spaces provided). A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/19/2019

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

[Click here for more details.](#)

4. CONTROL NO.: PLNP2019-00124 – Oxbow Wireless Communication Facility

APN: 157-0090-087

Applicant: Sam Savig

Owner: Delta Diamond Ventures LLC

Location: The property is located on 25.1 acres in the AG-80 Zone in the Delta Community.

Request: A **Use Permit Amendment** to allow an existing 82-foot tall monopole with six antennas and associated ground equipment to be used as a permanent cell facility. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/10/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

5. CONTROL NO.: PLNP2019-00226 – Madison Avenue Subdivision

APN: 249-0150-001/004/005

Applicant: Kuchman Architects

Owner: Fair Oaks Investments

Location: A property located at 8452 Madison Avenue, approximately .2 miles west of the Kenneth Avenue and Madison Avenue intersection in the Fair Oaks Community.

Request: A **Rezone and Community Plan Amendment** from RD-3 to RD-5 on approximately 4.23 acres. A **Tentative Subdivision Map** to divide approximately 4.23 acres into 20 single-family residential lots. A **Special Development Permit** to allow more than 2 lots to take access from a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/18/2019

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

[Click here for more details.](#)

6. CONTROL NO.: PLNP2019-00229 – Herald AT&T Cell Tower

APN: 152-0140-008

Applicant: AT&T Mobility

Owner: Dennis Johnson

Location: A property located at 11552 Twin Cities Road, approximately 300 feet east of Borden Road in the Southeast Community.

Request: A **Use Permit** for a wireless facility on a new monopole located in the AG-20 zoning district. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 7/19/2019

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

[Click here for more details.](#)

I. REVIEW CONDITIONS OF APPROVAL:

7. CONTROL NO.: PLNP2019-00145 – Wildhawk Creek Time Extension

APN: 122-0010-013 And -014

Applicant: Walters Land Planning

Owner: Capital Valley Investments, LLC

Location: For properties located on the south side of Gerber Road, approximately 1,600 feet east of Bradshaw Road 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 No. 2014-00194), which involves the division of 20.8± acres into 76 single family residential lots, one park lot, one drainage lot, one open space (floodway) lot, and two landscape lots zoned RD-7 (Residential 7) and O (Recreation) in the Vineyard Community.

Application Date: 4/19/2019

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

[Click here for more details.](#)

8. CONTROL NO.: PLNP2018-00342 – Mutual Housing On The Boulevard

APN: 051-0640-047

Applicant: Mutual Housing California

Owner: Stockton Boulevard Housing Associates, LP

Location: A property located at 7351 Stockton Boulevard, approximately 200 feet north of the intersection of Stockton Boulevard and Orange Avenue in the South Sacramento Community.

Request: A **Tentative Parcel Map** to divide approximately 6.8 acres into two lots in the RD-20 zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 11/14/2018

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

[Click here for more details.](#)