



AGENDA

September 20, 2018
8:30 A.M.

(IMMEDIATELY FOLLOWING SUBDIVISION REVIEW COMMITTEE)

PROJECT REVIEW COMMITTEE

Sacramento County - Old Administration Building
827 7th Street, Community Room, First Floor
Sacramento, CA 95814-1298

MEETINGS ARE HELD EVERY 1ST AND 3RD THURSDAY OF THE MONTH

Department:	Condition Review / Initial Review Representative(s):
Chairman	Brian Holloway
Application Processing Section	Manuel Mejia / Joelle Inman
Department of Public Health	Megan Sheffield
Department of Regional Parks	Mikki McDaniel
Department of Transportation	Tony Do / Pete Kokkinis
Department of Water Resources	Luis Rodriguez
Design Review Administrator	Paul Gumbinger / Michael Wall / Hussein Abdu
Environmental Management	Chris Hunley
Sacramento Area Sewer District, Water Quality	Yadira Lewis / Ken Murray
Sacramento Metropolitan Fire District	Amy Nygren / Michael Hambrick
Sheriff's Department	Phillip Vogel
Site Improvement and Permits Section	Javier Zaragoza / Tony Santiago
SMUD	Yujean Kim / John Yu / Duncan McCormack
Southgate Recreation and Park District	Juanita Cano / Eric Jones
Survey Section	Jon Scarpa

TELECONFERENCE SYSTEM

To teleconference into the meeting for September 20, 2018, please call (916) 876-4100.

The meeting Conference ID is: **5144599**

PRC AND SRC MEETINGS ARE RECORDED ON DIGITAL RECORDING EQUIPMENT.

See the last page of this agenda for more teleconference information.

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

Order of Agenda:

- I. Initial Application Review
- II. Review Condition of Approval

I. INITIAL APPLICATION REVIEW:

Project:

- 1. CONTROL NO.:** **PLNP2016-00218 TENTATIVE PARCEL MAP, USE PERMIT, AND DESIGN REVIEW FOR A PROJECT KNOWN AS HOWE AVENUE TENTATIVE PARCEL MAP**

APNS: **285-0101-021 / 022 / 023 / 024 / 025 / 026 / 027 / 028 / 029**

Applicant: **Potter-Taylor & Co.**

Owner: **1420 Howe Business Center Rehabilitation LP**

Location: The properties are located on the east side of the intersection of Hallmark Drive and Howe Avenue in the Arden Arcade community.

Request: A **Tentative Parcel Map** to divide approximately six acres consisting of nine lots into five lots in the LC zone. A **Use Permit** to establish a 110 bed Convalescent Hospital on proposed Parcel 4. A **Design Review** to conform to Countywide Design Guidelines.

Application Date: 6/24/2016

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

[Click here for more details.](#)
- 2. CONTROL NO.:** **PLNP2018-00216 USE PERMIT AND DESIGN REVIEW FOR A PROJECT KNOWN AS CALAM ARDEN ARCADE**

APN: **278-0223-019**

Applicant: **California American Water**

Owner: **Goodwill Industries, Inc.**

Location: The property is located at 2040 Alta Arden Expressway, at the southeast corner of the Alta Arden Expressway/Ethan Way intersection in the Arden Arcade community.

Request: A **Use Permit** to allow a booster pump station in the LC, Limited Commercial zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 8/2/2018

Lead Planner: *Cindy Schaer, Project Manager, (916) 874-8624, schaerc@saccounty.net*

[Click here for more details.](#)
- 3. CONTROL NO.:** **PLNP2018-00166 TENTATIVE PARCEL MAP AND DESIGN REVIEW FOR A PROJECT KNOWN AS CASTEL PLACE**

APN: **213-0120-015**

Applicant/Owner: **Eric Kastell**

Engineer: **Wong & Associates**

Location: The property is located at 9175 Elm Avenue, approximately 0.6 miles east of Hazel Avenue, in the Orangevale community.

Request: A **Tentative Parcel Map** to create four lots and a remainder lot in the AR-1 zoning district on approximately five acres. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 6/15/2018

Lead Planner: *Ciara Fisher, Assistant Planner, (916) 874-1628, fisherci@saccounty.net*

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

Project:

4. **CONTROL NO.:** PLNP2018-00156 SPECIAL DEVELOPMENT PERMITS FOR A PROJECT KNOWN AS 3941 WYCOMBE DRIVE GARAGE AND ACCESSORY DWELLING UNIT
- APN:** 292-0232-002
- Applicant/Owner:** Kristine Kelley
- Architect:** Ellen McCormick
- Location:** The property is located at 3941 Wycombe Drive, approximately 600 feet south of Fair Oaks Boulevard, in the Arden-Arcade community.
- Request:** A **Special Development Permit** to allow 1,184 square foot (sf) of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 600 sf on approximately 0.39 acres in the RD-4 zone. A **Special Development Permit** to allow 665 sf of non-habitable square footage (garage and outdoor kitchen) attached to an ADU to exceed the maximum allowable non-habitable square footage of 592 sf (50 percent of the habitable square footage of the ADU). A **Special Development Permit** to allow the garage and ADU to exceed the maximum allowable building height/number of stories from 20 feet and single-story to 20.5 feet and 2-story. A **Special Development Permit** to allow the garage and ADU a reduced required setback distance from the primary dwelling unit from 10 feet to 4.5 feet.
- Application Date:** 6/6/2018
- Lead Planner:** Jessie Shen, Associate Planner, (916) 875-3711, shenj@sacounty.net
- [Click here for more details.](#)

5. **CONTROL NO.:** PLNP2018-00230 USE PERMIT AND DESIGN REVIEW FOR A PROJECT KNOWN AS 9349 JACKSON ROAD WIRELESS TELECOMMUNICATIONS FACILITY
- APN:** 063-0020-032
- Applicant:** Kristina Demolli
- Owner:** Barbara Sestito
- Location:** The property is located at 9349 Jackson Road, approximately 0.4 mile west of Mayhew Road, in the Cordova community.
- Request:** A **Use Permit** to allow a new 106-foot-tall monopole with 33 panel antennas and 21 radios, 2 generators, 2 equipment shelters, and other associated equipment within a 2,500 square foot lease area located on approximately 5.9 acres in the M-2 zone with Surface Mining combining zoning district overlay. A **Design Review** to comply with Countywide Design Guidelines.
- Application Date:** 8/17/2018
- Lead Planner:** Jessie Shen, Associate Planner, (916) 875-3711, shenj@sacounty.net
- [Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

Project:

6. **CONTROL NO.:** PLNP2017-00015 **TENTATIVE SUBDIVISION MAP, MINOR AMENDMENT, AFFORDABLE HOUSING STRATEGY, AND DESIGN REVIEW FOR A PROJECT KNOWN AS ELVERTA 59.5 NORTH**
- APN:** 202-0070-015
- Applicant:** Red Tail Acquisitions, LLC
- Owner:** Elverta 59½ Acres, LLC
- Location:** The property is located at 8501 Palladay Road, on the west side of Palladay Road, approximately 3,000 feet north of Elverta Road, in the Rio Linda-Elverta community.
- Request:** A **Tentative Subdivision Map** to create 89 single family lots and associated landscape corridors and detention basin, in the AR-1 and RD-5 zones on approximately 27 acres, all within the Elverta Specific Plan. **Minor Amendment** to the Elverta Specific Plan Street Section No. 4 for Palladay Road to allow a change in lane striping within the 48-foot wide right-of-way, and increase the landscape/public utility easement/trail easements from 16 feet in width to 25 feet in width. An **Affordable Housing Strategy** consisting of the payment in-lieu of affordability fees. A **Design Review** to comply with the Elverta Specific Plan Community Guidelines and the Countywide Design Guidelines.
- Application Date:** 1/13/2017
- Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, pattene@saccounty.net
- [Click here for more details.](#)

7. **CONTROL NO.:** PLNP2017-00017 **TENTATIVE SUBDIVISION MAP, REZONE, SPECIAL DEVELOPMENT PERMIT, AFFORDABLE HOUSING STRATEGY, AND DESIGN REVIEW FOR A PROJECT KNOWN AS ELVERTA 59.5 SOUTH**
- APNS:** 202-0080-019 / 020 / 058
- Applicant:** Red Tail Acquisitions, LLC
- Owner:** Elverta 59½ Acres, LLC
- Location:** The property is located at the northwest corner of Elverta Road and 16th Street, in the Rio Linda-Elverta community.
- Request:** **Tentative Subdivision Map** to create 36 single family lots, one multi-family lot, two commercial lots, and several associated drainage, powerline, and landscape corridors, in the SC, RD-20, and RD-7 zones on approximately 32.5 acres, all within the Elverta Specific Plan. **Rezone** to of approximately 32.5 acres from 10.3 acres of RD-7 to 7.6 acres, 7.8 acres of RD-20 to 7 acres, and 14.4 acres of SC to 17.9 acres of LC. A **Special Development Permit** to allow an alternative Urban Neighborhood Residential Street Standard with an attached sidewalk (Detail 2-1). An **Affordable Housing Strategy** for the overall Specific Plan Area consistent with the current Affordable Housing Ordinance. A **Design Review** to comply with Chapter 8 of the Elverta Specific Plan Community Design Guidelines.
- Application Date:** 1/17/2017
- Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, pattene@saccounty.net
- [Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

Project:

8. **CONTROL NO.:** PLNP2017-00327 **SPECIAL DEVELOPMENT PERMIT, REZONE, TENTATIVE SUBDIVISION MAPS, AFFORDABLE HOUSING STRATEGY, AND DESIGN REVIEW (DRS) FOR A PROJECT KNOWN AS ELVERTA 245**
- APNS:** 202-0170-019, and a portion of 202-0170-024
- Applicant:** Red Tail Acquisitions, LLC
- Owner:** Elverta Associates, LLC.
- Engineer:** MacKay & Somsps
- Location:** The property is located at the south of Elverta Road and west of 16th Street in the Rio Linda community.
- Request:** A **Special Development Permit** allowing an alternative Urban Neighborhood Street Standard with both vertical and rolled curbs to attached sidewalks where detached sidewalks are otherwise required, and a reconfiguration of Class 1 Trails. A **Rezone** of approximately 14.8 acres from AR-1 to 15.4 acres of AR-1, 11.3 acres from RD-2 to 6.5 acres of RD-2, 220.9 acres from RD-5 to 217.7 acres of RD-5 and 2.3 acres from RD-20 to 9.7 acres of RD-20. A large lot **Tentative Subdivision Map** to divide the 239.5 ± gross acre site into 11 large “LDR” lots, 2 Park sites, 3 Drainage Lots, 1 Powerline Corridor lot, 1 Open Space lot, 1 Lift Station lot and 1 Well site lot. A small lot **Tentative Subdivision Map** to divide the 6 Large Lot Map parcels into 682 Single-Family Residential lots, 2 Park sites, 3 Drainage Lots, 1 Powerline Corridor lot, 2 Open Space lots, 1 Lift Station lot, 1 Well site lot and 6 Landscape Corridor lots. An **Affordable Housing Strategy** for the overall Specific Plan Area consistent with the current Affordable Housing Ordinance. A **Design Review (DRS)** to comply with the Elverta Specific Plan and Elverta 245 Design Handbook.
- Application Date:** 11/13/2017
- Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, pattene@saccounty.net
- [Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

Project:

9. **CONTROL NO.:** **PLNP2018-00019 USE PERMIT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW FOR A PROJECT KNOWN AS THE CHRISTIAN COMMUNITY**
APN: **244-0231-013**
Applicant/Owner: **The Christian Community**
Location: The property is located at 10030 Fair Oaks Blvd at the corner of Fair Oaks Blvd and Howard Street in the Fair Oaks community.
Request: A **Use Permit** to allow a church in an existing 6,322 square foot building in the Fair Oaks Village SPA. A **Special Development Permit** to deviate from frontage and parking lot landscaping standards. A **Design Review** to comply with the Countywide Design Guidelines.
Application Date: 1/30/2018
Lead Planner: *Emma Patten, Assistant Planner, (916) 875-4197, pattene@saccounty.net*
[Click here for more details.](#)
10. **CONTROL NO.:** **PLNP2017-00339 CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR A PROJECT KNOWN AS CROSSFIT NATOMAS USE PERMIT**
APN: **225-0060-066**
Applicant: **Aleksander Chung**
Owner: **Bre Delta Industrial Sacramento LP**
Location: The property is located at 1215 Striker Avenue, 400 feet west of the intersection of Striker Avenue and National Drive in the Natomas community.
Request: A **Conditional Use Permit** to allow a physical fitness and training facility within an existing structure on a 13.39 acre parcel in the M-1 zone. A **Design Review** to comply with Countywide Design Guidelines.
Application Date: 11/22/2017
Lead Planner: *Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net*
[Click here for more details.](#)
11. **CONTROL NO.:** **PLNP2018-00074 TENTATIVE PARCEL MAP AND DESIGN REVIEW FOR A PROJECT KNOWN AS FAIR OAKS BOULEVARD PARCEL MAP**
APN: **273-0170-065**
Applicant: **Hassan Pejuhesh**
Owners: **Abraham Koshfam / Hossein Entezari**
Location: The property is located at 6210 Fair Oaks Boulevard 155 feet north of the intersection of Fair Oaks Boulevard and Kenneth Avenue in the Carmichael community.
Request: A **Tentative Parcel Map** to divide a 1.039 Limited Commercial (LC) parcel into two acres of 0.592 acres and 0.448 acres. A **Design Review** to comply with the Countywide Design Guidelines.
Application Date: 3/29/2018
Lead Planner: *Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net*
[Click here for more details.](#)

TELECONFERENCE SYSTEM INFORMATION

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- Callers may be asked to wait in the teleconference “lobby” until the phone line opens at 8:25 a.m.
 - When you are connected, your name will be announced to the meeting attendees.
 - Applicants as well as agencies and County staff are welcome to teleconference.
 - SRC members may vote via teleconference only when approved by Chair.

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harrisros@saccounty.net 

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