



AGENDA

September 25, 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.: PLNP2016-00356 – Raj Subdivision

APN: 115-0061-044, 115-0006-004/005

Applicant: Aras Design & Construction Inc.

Owner: Raj Kumar

Location: A property located approximately 215 feet south of Elsie Avenue and 235 feet east of Stockton Boulevard in the South Sacramento Community.

Request: A **Community Plan Amendment and Rezone** from SC and RD-5 to RD-7 on approximately 4.3 acres. A **Tentative Subdivision Map** to create 30 residential lots on approximately 4.3 acres in the RD-15 zone. A **Special Development Permit** to deviate from lot size, lot width, and yard setback requirements. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 8/19/2016

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

[Click here for more details.](#)

2. CONTROL NO.: PLNP2019-00226 – Madison Avenue Subdivision- **Continued from 9/11/19 Item #5**

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.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2019-00230 – Gonzales Farms AT&T Cell Tower

APN: 150-0371-010

Applicant: AT&T Mobility

Owner: Julian Gonzales

Location: A property located at 14111 Joy Drive, approximately 500 feet west of South Lincoln Way in the Southeast Community.

Request: A **Use Permit** for a wireless facility on a new monopole located in the AR-5 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@sacounty.net

[Click here for more details.](#)

4. CONTROL NO.: PLNP2019-00062 – 34th Street Tentative Parcel Map

APN: 208-0121-017

Applicant: Wong & Associates

Owner: Nikolay Timchuk/Anatolie Seremet

Location: A property in the North Highlands Community.

Request: A **Tentative Parcel Map** to divide approximately 10 acres into four lots of approximately 2.5 acres each. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/13/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

5. CONTROL NO.: PLNP2019-00053 – Orr Accessory Dwelling Unit

APN: 148-0132-080

Applicant: Chris Trapp

Owner: Leon and Karen Vanderspek

Location: A property located at 9770 Orr Road in the Southeast Area Community.

Request: A **Special Development Permit** to allow a 1,188 square foot Accessory Dwelling Unit (ADU) with 162 square foot porch and 550 square foot garage.

Application Date: 2/6/2019

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

[Click here for more details.](#)

6. CONTROL NO.: PLNP2019-00065 – Marysville Accessory Dwelling Unit

APN: 214-0102-015

Applicant/Owner: Joseph Biscos

Location: A property located at 6330 Marysville Boulevard in the Rio Linda Community.

Request: A **Special Development Permit** to allow a 1,200 square foot Accessory Dwelling Unit (ADU) with 550 square foot porch and 737 square foot garage.

Application Date: 2/15/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

7. CONTROL NO.: PLNP2019-00045 – 2223 Gunn Road Tentative Parcel Map

APN: 283-0120-035

Applicant: KPFF Consulting Engineers

Owner: Ikon Homes

Location: A Property Located At 2223 Gunn Road In The Carmichael/Old Foothill Farm Community.

Request: A **Tentative Parcel Map** to divide 0.77 acres into four lots in the RD-5 zone. A **Special Development Permit** to allow more than two lots to be served by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 2/1/2019

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

[Click here for more details.](#)

8. CONTROL NO.: PLNP2019-00094 – 10091 Kost Road Tentative Parcel Map

APN: 283-0120-035

Applicant: Conti & Associates, Inc.

Owner: Terry Parker

Location: A property located at 10091 Kost Road in the Southeast Community.

Request: A **Tentative Parcel Map** to divide 12.5 acres into four lots with a remainder in the AR-2 zone. A **Special Development Permit** to allow more than four lots to be served by a private drive. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 3/12/2019

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

9. CONTROL NO.: PLNP2019-00142 – California Family Fitness On Elverta

APN: 203-1660-026

Applicant: RMW Architecture & Interiors

Owner: Ethan Conrad Properties

Location: A property located at 4249 Elverta Road, approximately 250 feet north of the Elverta Road and Walerga Road intersection in the Antelope Community.

Request: A **Use Permit** to allow a fitness center (indoor recreation facility) exceeding a capacity of 300 persons within the SC zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/19/2019

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

[Click here for more details.](#)

10. CONTROL NO.: PLNP2018-00201 – College Oak Place

APN: 228-0151-005 and -024

Applicant: Paul Feister, Feister Homes Inc.

Engineer: Steve Norman, CNA Engineering

Location: A property located at 5307 College Oak Drive, at the northwest corner of the Chippendale Drive and College Oak Drive intersection, in the Carmichael/Old Foothill Farms Community.

Request: A **Tentative Subdivision Map** to divide two parcels totaling approximately 0.48 net acres into seven lots for single-family residential use in the BP zoning district. A **Use Permit** to allow seven detached single-family dwellings in the BP zoning district. A **Special Development Permit** to allow: Reductions in minimum lot frontage and width from 60 feet to 42 feet (proposed Lots 1 through 6) and 51 feet (proposed Lot 7), and minimum lot depth from 100 feet to 70 feet (proposed Lots 1 through 7) in the BP zoning district; and Reductions in single-family residential development standards for minimum front yard setbacks from 20 feet to 10 feet (proposed Lots 1 through 7). A **Design Review** to comply with Countywide Design Guidelines.

Application Date: 7/16/2018

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

11.	CONTROL NO.: PLNP2019-00155 – Whisper Wind Court Temporary Mobile Medical Hardship Home
	APN: 203-0640-010
	Applicant: Carolyn Reynolds
	Owner: Andrew & Elizabeth Schwarz
	Location: A property located at 2031 Whisper Wind Ct. in the Rio Linda/Elverta Community.
	Request: A Temporary Use Permit from the Zoning Administrator to allow an approximately 700 square foot temporary mobile medical hardship home on 0.99 acres in the AR-1 zoning district.
	Application Date: 4/26/2019
	Lead Planner: <i>Bilegt Baatar, Assistant Planner, (916) 874-7441, baatarb@sacounty.net</i>
	Click here for more details.

III. PUBLIC COMMENT: