



# AGENDA

September 6, 2018

8:30 A.M.

(IMMEDIATELY FOLLOWING SUBDIVISION REVIEW COMMITTEE)

## PROJECT REVIEW COMMITTEE

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

MEETINGS ARE HELD EVERY 1<sup>ST</sup> AND 3<sup>RD</sup> 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 6, 2018, please call (916) 876-4100.

The meeting Conference ID is: **677927**

**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.:** **PLNP2018-00125 USE PERMIT AND DESIGN REVIEW FOR A PROJECT KNOWN AS VALLEY RECOVERY CENTER OF CALIFORNIA**  
**APN:** **294-0110-003**  
**Applicant:** **Holloway Land Co. Inc.**  
**Owner:** **Summit BHC Sacramento, LLC**  
**Location:** The property is located at 2221 Fair Oaks Boulevard in the Arden Arcade community.  
**Request:** A **Use Permit** to legalize an existing social rehabilitation center with a maximum of 48 patients on approximately 1.28 acres in the RD-30 zone.  
**Application Date:** 5/15/2018  
**Lead Planner:** *Thomas Vogt, Associate Planner, (916) 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*  
  
[Click here for more details.](#)
- 2. CONTROL NO.:** **PLNP2018-00062 USE PERMIT AND TENTATIVE PARCEL MAP FOR A PROJECT KNOWN AS LIBERTY TOWERS USE PERMIT**  
**APN:** **220-0780-001**  
**Applicant/Owner:** **Liberty Towers Church**  
**Engineer:** **K12 Architects, Inc.**  
**Location:** The property is located at 5132 Elkhorn Boulevard in the North Highlands community.  
**Request:** A **Use Permit** to allow a place of worship on approximately 5.7 acres in the RD-20 zone. The place of worship will include the construction of two buildings; a 7,590 square-foot gathering hall and a 44,631 square-foot worship center, and the renovation of an existing 14,849 square-foot life center. The place of worship will include phasing, involving the construction of the gathering hall in Phase 1, and the construction and renovation of the remaining buildings in Phase 2. A **Tentative Parcel Map** to divide approximately 10.63 acres into an approximately 5.7-acre parcel and 4.8-acre parcel in the RD-20 zone.  
**Application Date:** 3/16/2018  
**Lead Planner:** *Thomas Vogt, Associate Planner, (916) 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*  
  
[Click here for more details.](#)
- 3. CONTROL NO.:** **PLNP2018-00197 TENTATIVE PARCEL MAP AND DESIGN REVIEW FOR A PROJECT KNOWN AS HUERTA PARCEL MAP**  
**APN:** **148-1140-001**  
**Applicant:** **Delmar Dorman**  
**Owner:** **Armando R. & Barbara A. Huerta**  
**Location:** The property is located along the eastern side of Waldo Road, approximately 1,800 feet north of its intersection at Twin Cities Road, in the Southeast Area community.  
**Request:** A **Tentative Parcel Map** from to divide 20 acres into 4, 5-acre parcels in an AR-5 zone. A **Design Review** to comply with the Countywide Design Guidelines.  
**Application Date:** 7/12/2018  
**Lead Planner:** *Josh Greetan, Assistant Planner, (916) 876-6425, [greetanj@saccounty.net](mailto:greetanj@saccounty.net)*  
  
[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### Project:

4. **CONTROL NO.:** **PLNP2018-00078 USE PERMIT AND DESIGN REVIEW FOR A PROJECT KNOWN AS WEST COAST GLAZING USE PERMIT**  
**APN:** 237-0015-007  
**Applicant:** West Coast Glazing, Inc.  
**Owner:** WCGPOP LLC  
**Location:** The property is located at 711 Striker Avenue at the intersection of Striker Avenue and Northgate Boulevard in the Natomas community.  
**Request:** A **Use Permit** to allow a commercial glazing operation on a 2.3 acre parcel zoned MP (Industrial – Office Park). A **Design Review** to comply with the Countywide Design Guidelines.  
**Application Date:** 4/4/2018  
**Lead Planner:** Nishant Seoni, Assistant Planner, (916) 874-7966, [seonin@sacounty.net](mailto:seonin@sacounty.net)  
[Click here for more details.](#)
5. **CONTROL NO.:** **PLNP2018-00192 USE PERMIT AMENDMENT AND DESIGN REVIEW FOR A PROJECT KNOWN AS JAVAN SHELL FOOD MART**  
**APN:** 064-0080-022  
**Applicant/Owner:** Jahanshah Javanifard  
**Location:** The property is located at 7149 South Watt Avenue, at the northeast corner of the South Watt Avenue and Florin Road intersection, in the Vineyard community.  
**Request:** A **Use Permit Amendment** (Control Number 1998-0083) to allow the continuance of 24-hour operations of the existing gas station and convenience store on approximately 0.61 acre in the GC zone. A **Design Review** (discretionary incidental) to comply with the Countywide Design Guidelines.  
**Application Date:** 7/10/2018  
**Lead Planner:** Jessie Shen, Associate Planner, (916) 875-3711, [shenj@sacounty.net](mailto:shenj@sacounty.net)  
[Click here for more details.](#)
6. **CONTROL NO.:** **PLNP2018-00190 USE PERMIT AMENDMENT FOR A PROJECT KNOWN AS JESUIT HIGH SCHOOL SCOREBOARD USE PERMIT AMENDMENT**  
**APNS:** 289-0210-013, 041, 042, 043, 045  
**Applicant/Owner:** Jesuit High School  
**Location:** The property is located at 1200 Jacob Lane in the Carmichael community.  
**Request:** A **Use Permit Amendment** to PLNP2008-00237 to permit an existing scoreboard and sound system on the Jesuit High School athletic field in the RD-4 Zoning District.  
**Application Date:** 7/5/2018  
**Lead Planner:** Leanne Mueller, Associate Planner, (916) 874-6155, [muellerl@sacounty.net](mailto:muellerl@sacounty.net)  
[Click here for more details.](#)

## I. INITIAL APPLICATION REVIEW:

### Project:

7. **CONTROL NO.:** DRCP2018-00076 **MAJOR NON-DISCRETIONARY DESIGN REVIEW FOR A PROJECT KNOWN AS METRO AIR PARK BUILDINGS 1**
- APNS:** 201-1020-002 / 049
- Applicant/Owner:** Buzz Oates
- Location:** The property is located on the southwest corner of Elverta and Metro Air Parkway in the Natomas community.
- Request:** A **Major Non-Discretionary Design Review** for a 613,791 square foot one-story concrete tilt-up warehouse.
- Application Date:** 7/12/2018
- Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)
- [Click here for more details.](#)

8. **CONTROL NO.:** DRCP2018-00077 **MAJOR NON-DISCRETIONARY DESIGN REVIEW FOR A PROJECT KNOWN AS METRO AIR PARK BUILDINGS 2**
- APNS:** 201-1020-002 / 049
- Applicant/Owner:** Buzz Oates
- Location:** The property is located on the southwest corner of Elverta and Metro Air Parkway in the Natomas community.
- Request:** A **Major Non-Discretionary Design Review** for a 517,649 square foot one-story concrete tilt-up warehouse.
- Application Date:** 7/12/2018
- Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)
- [Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### Project:

9. **CONTROL NO.:** PLNP2018-00064 **ORDINANCE AND DESIGN REVIEW FOR A PROJECT KNOWN AS MCCLELLAN PARK SPA AMENDMENT**
- APNS:** Various
- Applicant/Owner:** McClellan Park LLC
- Location:** The property is in the North Highlands community.
- Request:** An **Ordinance** Amending the McClellan Park SPA in the North Highlands Community (see “Details of Request” in worksheet for full description). A **Design Review** to comply with the Countywide Design Guidelines
- Application Date:** 3/20/2018
- Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)
- [Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### Project:

- 10. CONTROL NO.:** **PLNP2018-00082 USE PERMIT FOR A PROJECT KNOWN AS CALIFORNIA FAMILY FITNESS - ARDEN WAY**  
**APN:** **286-0040-019**  
**Applicant:** **RMW Architecture & Interiors**  
**Owner:** **Cushman Wakefield**  
**Location:** The property is located at 3400 Arden Way in the Arden Arcade community.  
**Request:** A **Use Permit** to establish an indoor recreation facility with a capacity greater than 300 persons in an existing 41,532 square foot building in the Light Commercial (LC) Zoning District.  
**Application Date:** 4/6/2018  
**Lead Planner:** *Leanne Mueller, Associate Planner, (916) 874-6155, [muellerl@saccounty.net](mailto:muellerl@saccounty.net)*  
[Click here for more details.](#)
- 11. CONTROL NO.:** **PLNP2017-00084 COMMUNITY PLAN AMENDMENT AND REZONE, TENTATIVE PARCEL MAP, AND DESIGN REVIEW FOR A PROJECT KNOWN AS PHAM PROPERTY REZONE AND TENTATIVE PARCEL MAP**  
**APN:** **219-0042-016**  
**Applicant/Owner:** **Sonny Pham**  
**Engineer:** **California Consultants**  
**Location:** The property is located on the southwest side of the Walerga Road and Antelope Road intersection in the North Highlands community.  
**Request:** A **Community Plan Amendment and Rezone** from BP (*Business Professional*) to LC (*Limited Commercial*) on approximately 4.42 acres. A **Tentative Parcel Map** to divide approximately 4.42 acres into four lots. A **Design Review** to comply with the Countywide Design Guidelines.  
**Application Date:** 3/24/2017  
**Lead Planner:** *Meredith Holsworth, Assistant Planner, 916-874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)*  
[Click here for more details.](#)
- 12. CONTROL NO.:** **PLNP2017-00158 TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW FOR A PROJECT KNOWN AS BOBBY TENTATIVE SUBDIVISION MAP**  
**APNS:** **050-0351-002 / 003 / 014**  
**Applicant:** **Aras Design and Construction, Inc.**  
**Owner:** **Bobby Phan**  
**Engineer:** **Wong and Associates**  
**Location:** The property is located approximately 200 feet east of Citrus Avenue, bordered by Meader Avenue to the north and Pomegranate Avenue to the south, in the South Sacramento community.  
**Request:** A **Tentative Subdivision Map** to create 19 lots in the RD-7 zoning district on approximately 3 acres in the South Sacramento Community. A **Special Development Permit** to deviate from lot size and setback requirements. A **Design Review** to comply with the Countywide Design Guidelines.  
**Application Date:** 6/2/2017  
**Lead Planner:** *Ciara Fisher, Assistant Planner, (916) 874-1628, [fisherci@saccounty.net](mailto:fisherci@saccounty.net)*  
[Click here for more details.](#)

## II. REVIEW CONDITIONS OF APPROVAL:

### Project:

13. **CONTROL NO.:** PLNP2018-00154 TIME EXTENSION FOR A PROJECT KNOWN AS **THE COTTAGES AT SUNSET TIME EXTENSION**
- APN:** 242-0390-019
- Applicant/Owner:** Fair Oaks West LLC
- Engineer:** Wood Rogers Inc.
- Location:** The property is located at 7551 Sunset Avenue, on the north side of Sunset Avenue, approximately 1,250 feet east of San Juan Avenue, in the Fair Oaks 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 three years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number: 2013-00112) to divide 1.33 acre site into 12 single-family detached lots in the RD-30 of the Fair Oaks community.
- Application Date:** 6/5/2018
- Lead Planner:** Ciara Atilano, Assistant Planner, (916) 874-1628, [atilanoc@saccounty.net](mailto:atilanoc@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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**Remember:** Background noise from your surroundings may be discernible through the speakerphone in the hearing room; consider muting the phone while waiting for your project.

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