



AGENDA

November 1, 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
Building Inspection	Genice Arnold / Mark Stephan / Shawn Rodgers
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 **November 1, 2018**, please call (916) 876-4100.

The meeting Conference ID is: **320149**

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:

- 1. CONTROL NO.:** **PLNP2018-00293. A USE PERMIT AMENDMENT KNOWN AS OE3 TRAINING SCHOOL USE PERMIT AMENDMENT**
- APN:** **128-0090-032, 128-0110-011, 128-0060-001**
- Applicant/Owner:** **OE3 CA AAT**
- Location:** The property is located at 13800 Meiss Road, at the northeast corner of the intersection of Apple Road and Riza Road in the Cosumnes Community.
- Request:** An **Amendment** to an existing surface mining Use Permit (97-UPB-0157) to extend the expiration date of the Use Permit an additional 6 years for the substantially compliant operation of the OE3 training school in the AG-80 Zoning District.
- Application Date:** 10/4/2018
- Lead Planner:** *Leanne Mueller, Associate Planner, 874-6155, muellerl@saccounty.net*
- [Click here for more details.](#)
- 2. CONTROL NO.:** **PLNP2015-00043 A SPECIAL DEVELOPMENT PERMIT AND USE PERMIT AMENDMENT KNOWN AS CAL EXPO CHEVRON EXPANSION**
- APN:** **285-0010-017-0000**
- Applicant:** **Gillum Consulting, Inc.**
- Owner:** **Kajla Investments, Inc.**
- Location:** The property is located on the south east corner of Arden Way and Ethan Way at 2000 Arden Way in the Arden Arcade Community.
- Request:** A **Use Permit Amendment** for a remodel and expansion of an existing gas station (85-UP-VA-0779) to include a new 1,580 square foot convenience store, two new fueling islands, trash enclosure, landscaping, façade improvements, and signage on approximately 0.6 acres in the Light Commercial (LC) Zone.
- A **Special Development Permit** to deviate from the trash enclosure setback requirement.
- A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 2/26/2015
- Lead Planner:** *Ciara Fisher, Assistant Planner, 916-874-1628, fisherci@saccounty.net*
- [Click here for more details.](#)

3.	<p>CONTROL NO.: <u>PLNP2017-00097 A USE PERMIT AND DESIGN REVIEW KNOWN AS ARDEN STAR HOTEL CONDITIONAL USE PERMIT</u></p> <p>APN: 285-0090-033</p> <p>Applicant/Owner: New East Frontiers, Inc.</p> <p>Location: The property is located at 1413 Howe Avenue in the Arden Arcade Community.</p> <p>Request: A Use Permit to allow an event center and associated stage and restaurant in an existing hotel. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 4/3/2017</p> <p>Lead Planner: Nishant Seoni, Assistant Planner, 916-974-7966, seonin@saccounty.net</p> <p>Click here for more details.</p>
4.	<p>CONTROL NO.: <u>PLNP2018-00117 A USE PERMIT AND DESIGN REVIEW KNOWN AS WILLIAMSBROUGH CONDITIONAL USE PERMIT</u></p> <p>APN: 042- 0150-039 and 38</p> <p>Applicant/Owner: SF Florin LP</p> <p>Location: The property is located at 4241 Williamsbrough Drive in the South Sacramento Community.</p> <p>Request: A Use Permit to allow a congregate care facility to house 150 residents on a 3-acre parcel in an existing building. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 5/9/2018</p> <p>Lead Planner: Nishant Seoni, Assistant Planner, 916-974-7966, seonin@saccounty.net</p> <p>Click here for more details.</p>
5.	<p>CONTROL NO.: <u>PLNP2018-00217 A USE PERMIT AND DESIGN REVIEW KNOWN AS DIAMOND HOUSE DETOX USE PERMIT</u></p> <p>APN: 051-0140-003</p> <p>Applicant: PsychNP Consultants Inc DBA Diamond</p> <p>Owner: Vicky Magobet and Norbert Magobet</p> <p>Location: The property is located at 6808 Fleming Avenue in the South Sacramento Community.</p> <p>Request: A Use Permit to allow an event center and associated stage and restaurant in an existing hotel. A Design Review to comply with the Countywide Design Guidelines.</p> <p>Application Date: 8/2/2018</p> <p>Lead Planner: Nishant Seoni, Assistant Planner, 916-974-7966, seonin@saccounty.net</p> <p>Click here for more details.</p>

II. REVIEW CONDITIONS OF APPROVAL:

6. **CONTROL NO.:** PLNP2017-00286 A TENTATIVE PARCEL MAP, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW KNOWN AS BOYER DRIVE TENTATIVE PARCEL MAP
- APN:** 283-0400-022
- Applicant:** CNA Engineering Inc.
- Owner:** Charlie Bisharat
- Location:** The property is located at 2110 Boyer Drive, approximately 600 feet south of Oak Avenue in the Carmichael Community.
- Request:** A **Tentative Parcel Map** to divide an approximately 1.16 gross acre parcel into two single-family lots in the RD-2 zone.
- A **Special Development Permit** to allow a reduction in the minimum lot area requirement for one of the lots.
- A **Design Review** to comply with the Countywide Design Guidelines.
- Application Date:** 10/10/2017
- Lead Planner:** Meredith Holsworth, Associate Planner, (916) 874-5835, holsworth@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.
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 - 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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