



AGENDA

April 24, 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 Planning and Environmental Review at (916) 874-5160 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	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 / 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 / Eric Jones
Survey Section	Jon Scarpa

[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.: PLNP2018-00342 – MUTUAL HOUSING ON THE BOULEVARD

APN: 051-0640-047

Applicant: Mutual Housing California

Owner: Stockton Boulevard Housing Associates, LP

Location: The Property Is 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.](#)

2. CONTROL NO.: PLNP2019-00021 – VINEYARD VILLAGE

APN: 066-0070-002

Applicant: Colliers International

Owner: Peggy Leslie

Location: The property is located at 9384 Florin Road, located approximately 0.8 miles west of Bradshaw Road in the Vineyard community.

Request: A **Rezone** from AG-20 to RD-5 on approximately 14.46 acres. A **Tentative Subdivision** to divide the parcel into 58 single-family lots. A **Special Development Permit** to allow a deviation in the lot depth requirement. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 1/18/2019

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

3. CONTROL NO.: PLNP2019-00079 – BIRGHAM WAY RV CARPORT

APN: 121-0480-004

Applicant/Owner: Jim Lunsford

Location: The property is located at the northeastern intersection of Brownsberg Way and Birgham Way in the Vineyard community.

Request: A **Special Development Permit** to allow for a reduced side yard setback of two feet for an 896 square foot RV Carport in the RD-5 Zone.

Application Date: 2/27/2019

Lead Planner: David Oulrey, Assistant Planner, (916) 875-6514, oulreyd@saccounty.net

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

4. CONTROL NO.: PLNP2017-00372 –4740 NEW YORK AVENUE TENTATIVE SUBDIVISION MAP

APN: 242-0095-052 / 069

Applicant/Owner: Andrey Petrashishin

Location: The Property Is Located At 4740 New York Avenue, Approximately 500 Feet South Of Sunset Avenue In The Fair Oaks Community.

Request: A **Tentative Subdivision Map** to divide 1.24 acres into four lots and a remainder lot 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: 12/28/2017

Lead Planner: Thomas Vogt, Associate Planner, (916) 875-5563, vogt@saccounty.net

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

5. CONTROL NO.: PLNP2018-00120 – SALMON FALLS DRIVE TENTATIVE PARCEL MAP

APN: 075-0010-070

Applicant: JTS Engineering Consultants, Inc.

Owner: Luay Yaghmour

Location: The Property Is Located At 8969 Salmon Falls Drive, Approximately ½ Mile West Of La Riviera Drive In The Cordova Community.

Request: A **Tentative Parcel Map** to divide approximately 0.65 acres into three lots in the RD-5 zone.

Application Date: 5/10/2018

Lead Planner: *Thomas Vogt, Associate Planner, (916) 875-5563, vogtt@saccounty.net*

[Click here for more details.](#)

6. CONTROL NO.: PLNP2018-00341 – SACRAMENTO POWER ACADEMY USE PERMIT

APN: 064-0036-005 and 006

Applicant/Owner: SMUD

Location: The property is located at 9268 Tokay Lane, on the south side of Tokay Lane approximately 2,000 feet east of Hedge Avenue in the Vineyard community.

Request: A **Use Permit** for a private trade school at an existing training facility in the M-1 (Light Industrial) Zoning District. A **Special Development Permit** to deviate from landscaping requirements for the trash enclosure, parking lot, and frontage. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 11/13/2018

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

[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

7. CONTROL NO.: PLNP2018-00281 – KEARNS RESIDENTIAL ACCESSORY DWELLING UNIT

APN: 260-0120-024

Applicant: Chris Trapp, CTE Design

Owner: Honglan Liu Kearns

Location: The Property Is Located At 3627 Marshall Avenue, Approximately 270 Feet North of Grant Avenue, In The Carmichael/Old Foothill Farms Community.

Request: A **Special Development Permit** to allow 1,200 square feet of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 800 square feet on approximately 1.1 acres in the RD-2 zoning district with the Carmichael Creek Neighborhood Preservation Area (NPA) zoning overlay.

Application Date: 9/25/2018

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

[Click here for more details.](#)