



# ACTION SUMMARY

December 19, 2019  
9:00 AM

## SUBDIVISION REVIEW COMMITTEE

Sacramento County - Administration Building  
700 H Street, Hearing Room 2, 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 1ST AND 3RD THURSDAY OF THE MONTH

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

Members:	Department/Company:
BRIAN HOLLOWAY (P)	Chairman
MANUEL MEJIA (P) / JOELLE INMAN	Application Processing Section
TONY SANTIAGO (P) / JAVIER ZARAGOZA	Site Improvement and Permits Section
CHRIS HUNLEY / MEGAN FLOYD (P)	Environmental Management
AMY NYGREN / MICHAEL HAMBRICK	Sacramento Metropolitan Fire District
JAMES HICKS (P)	Sheriff (alternates voting with Fire District)

- ✓ Call the meeting to order – Roll Call.
- ✓ Introduction – Explanation of role of the Committee.
- ✓ Committee to approved the December 5, 2019 Action Summary.
- ✓ Any items to be continued.
- ✓ Oath for all people intending to testify on any public hearing item.

### **PUBLIC HEARING ITEMS:**

- [PLNP2019-00045 – 2223 GUNN ROAD TENTATIVE PARCEL MAP](#)**  
**Tentative Parcel Map, Special Development Permit and Design Review**  
  
**OWNER/APPLICANT:** Ikon Homes – **ENGINEER:** KPFF Consulting Engineers - Located at 2223 Gunn Road in the Carmichael/Old Foothill Farms Community.  
  
**ASSESSOR'S PARCEL NO:** 283-0120-035  
  
**ENVIRONMENTAL DOC:** Negative Declaration  
  
**REQUEST:** A **Tentative Parcel Map** to divide a 0.77 acre property into four parcels in the RD-5 zone. A **Special Development Permit** to allow more than two lots to be accessed by a private drive. A **Design Review** to comply

with the Countywide Design Guidelines. (Continued from December 5, 2019, Item No. 1).

9:40 AM Committee Action: Manuel Mejia/Tony Santiago – Determined that the environmental analysis is adequate and complete and adopted the Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). Approved the Tentative Parcel Map and Special Development Permit, subject to the findings and conditions listed in Attachment 2. Found the project in substantial compliance with the Countywide Design Guidelines.

AYES: Brian Holloway, Manuel Mejia, Tony Santiago, Megan Floyd, James Hicks

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2018-00283 – WESLEY AVENUE PARCEL MAP](#)

**Tentative Parcel Map and Design Review**

**OWNER/OWNER: Phillip Chang – ENGINEER: Terry C. Sturgis - The property is located at 0 Wesley Avenue, approximately 850 feet east of Franklin Boulevard and 275 feet south of 49th Avenue in the South Sacramento Community.**

**ASSESSOR'S PARCEL NO:** 039-0091-006

**ENVIRONMENTAL DOC:** Negative Declaration

**REQUEST:** A **Tentative Parcel Map** to create four residential lots on a 0.78 acre property in the RD-10 zone. A **Design Review** to comply with the Countywide Design Guidelines.

9:48 AM Committee Action: Manuel Mejia/Tony Santiago – Determined that the environmental analysis is adequate and complete and adopted the Negative Declaration. Adopted the Mitigation Monitoring and Reporting Program (MMRP). Approved the Tentative Parcel Map, subject to the findings and conditions listed in Attachment 2. Found the project in substantial compliance with the Countywide Design Guidelines.

AYES: Brian Holloway, Manuel Mejia, Tony Santiago, Megan Floyd, James Hicks

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2019-00225 – BRADSHAW-KIEFER PARCEL MAP](#)

**Tentative Parcel Map and Design Review**

**OWNER/APPLICANT: Scot Patterson and Brian Kriz – ENGINEER: Rod Hawkins - A property located at 9670 Kiefer Boulevard, at the southwest corner of the Kiefer Boulevard and Bradshaw Road intersection, in the Cordova Community.**

**ASSESSOR'S PARCEL NO:** 074-0020-058

**ENVIRONMENTAL DOC:** Exempt

**REQUEST:** A **Tentative Parcel Map** to divide approximately 3.5 gross acres into two parcels in the LC zoning district. A **Design Review** to comply with the Sacramento County Countywide Design Guidelines.

9:56 AM Committee Action: Tony Santiago, Megan Floyd – Recognized the Exempt status under Section 15315 of the California Environmental Quality Act (CEQA) Guidelines. Approved the Tentative Parcel Map, subject to the findings and conditions in Attachment 2 as amended. Found the project in substantial compliance with the site design aspect of the Countywide Design Guidelines.

AYES: Brian Holloway, Manuel Mejia, Tony Santiago, Megan Floyd, James Hicks

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

**4. [PLNP2018-00372 – 10843 GAY ROAD TENTATIVE PARCEL MAP](#)  
Tentative Parcel Map and Design Review**

**OWNER/APPLICANT:** Steve Mendoza b/o Irvin Nix – **ENGINEER:** Evan Winn - A property located at 10843 Gay Road in Wilton, approximately 1.2 miles west of Wilton Road, in the Cosumnes Community.

**ASSESSOR'S PARCEL NO:** 134-0141-013

**ENVIRONMENTAL DOC:** Negative Declaration

**REQUEST:** A **Tentative Parcel Map** to divide approximately 10 gross acres into two parcels in the interim A-5 zoning district with F combining overlay. A **Design Review** to comply with the Sacramento County Countywide Design Guidelines.

10:16 AM Committee Action: Manuel Mejia/Tony Santiago – Determined that the environmental analysis prepared pursuant to the California Environmental Quality Act (CEQA) is adequate and complete, and adopted the Negative Declaration. Adopted the Mitigation Monitoring and Reporting Program (MMRP). Approved the Tentative Parcel Map, subjected to the findings and conditions in Attachment 2. Found the project in substantial compliance with the site design aspect of the Countywide Design Guidelines.

AYES: Brian Holloway, Manuel Mejia, Tony Santiago, Megan Floyd, James Hicks

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

Adjourned at 10:16 a.m.