

ACTION SUMMARY

PROJECT REVIEW COMMITTEE

JUNE 18, 2015

8:30 A.M.

**Sacramento County - Old Administration Building
827 7th Street, DCD Community Room, First Floor
Sacramento, CA 95814-1298**

<http://www.per.saccounty.net/applicants/Pages/ProjectReviewCommitteeDocuments.aspx>

[MEETINGS ARE HELD EVERY 1ST AND 3RD THURSDAY OF THE MONTH]

Departments in attendance:	Special Project Coordination Representative(s):	Condition Review/Initial Review/SRC Representative(s):
DCD Site Improvement and Permits Section	Tony Santiago	Tony Santiago
Environmental Management	Chris Pace	Chris Hunley (teleconference)
Chairman	Brian Holloway	Brian Holloway
Sacramento Metropolitan Fire District	Chrishana Fields	Michael Hambrick
DCD Application Processing Section	Tricia Stevens	Surinder Singh
Department of Water Resources	Mark Rains	Mike Meaney / Shayan Rehman
Department of Transportation	Matt Darrow / Kyle Hines	Kamal Atwal / Pete Kokkinis / Tony Do
Sacramento Area Sewer District, Water Quality	Roy Carlson / Rosemary Clark	Amandeep Singh
SMUD	Jerry Clark	Jerry Clark
Design Review Administrator	Paul Gumbinger	Paul Gumbinger / Michael Wall

TELECONFERENCE SYSTEM

To teleconference into the meeting for June 18, 2015, please call (916) 876-4100.

The meeting Conference ID is: **677927**

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.

PRC AND SRC MEETINGS ARE RECORDED ON DIGITAL RECORDING EQUIPMENT.

See the last page of this agenda for more teleconference information.

Order of Agenda:

- | | |
|--------------------------------------|-----------------------------------|
| I. Special Project Coordination | IV. Review Conditions of Approval |
| II. Initial Application Review (884) | V. General Workshop |
| III. Subdivision Review Committee | VI. Presentation |

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

I. SPECIAL PROJECT COORDINATION: (NONE)

II. INITIAL APPLICATION REVIEW:

	Project:	Notes:
	8:44 a.m.	
1.	<p>CONTROL NO.: PLNP2015-UPZ-00082 ACCESSORY DWELLING FOR A PROJECT KNOWN AS <u>6016 MULDROW ROAD</u></p> <ul style="list-style-type: none"> ✓ Existing accessory easements must appear on the map; ✓ Water Resources: okay for house approx. ½ foot lower than current house; elevation certificate required; ✓ Trees: need to know if trees need to be removed; ✓ SacDOT: conditions have been submitted. <p>Click here for more details.</p>	
	8:51 a.m.	
2.	<p>CONTROL NO.: PLNP2015-PMR-00095 TENTATIVE PARCEL MAP FOR A PROJECT KNOWN AS <u>7704 GRANITE AVENUE</u></p> <ul style="list-style-type: none"> ✓ SIPS: Class C improvements 18’ from centerline (both streets); private road to serve parcels 2, 3, & 4; separate permit required for remainder off Granite; no future gates (exception possible for these 2-acre parcels); ✓ EMD: can’t see existing septic system on record – delineation of location required on the parcel map; abandoned well survey required (no charge); ✓ SASD: septic system on property, but public sewer nearby; low pressure sewer system pending after creation of lots; ✓ SacDOT: Class D recommended; 50’ right-of-way required; ✓ Planning: sewer leak is creating wetlands – create and submit a map of this. <p>Click here for more details.</p>	
	9:00 a.m.	
3.	<p>CONTROL NO.: PLNP2015-UPZ-00100 USE PERMIT FOR A PROJECT KNOWN AS <u>MAGTOTO RESIDENTIAL ACCESSORY DWELLING</u></p> <ul style="list-style-type: none"> ✓ SIPS: Traffic signal to be added at Carmencita and Bradshaw; ✓ AO flood zone that crosses river necessitates minimum floor requirement and would like that and flood plain line to be depicted on the plan; ✓ SacDOT: entry gate, fences, augmented to 60’ right-of-way on Carmencita required; ✓ EMD: please clarify conflict between the site plan and the records of the original system installed in 1980, which is right over the top of an abandoned (in 2002) system that has remaining old leeching pits (3 footprints) need to be avoided ... one of the systems is active, but the proposed accessory dwelling location sits on the abandoned systems, including 6 leechpits; ✓ SASD: property is large enough to dispense w/connection requirement; any connection condition will come from EMD; standing water appears on top of the leech line--will be a problem—need to advise the engineer; <p>Click here for more details.</p>	

	Project:	Notes:
	9:12 a.m.	
4.	<p>CONTROL NO.: PLNP2015-UPP-00113 USE PERMIT FOR A PROJECT KNOWN AS <u>65TH STREET BOAT SALES</u></p> <ul style="list-style-type: none"> ✓ Applicant: Boat sales only, no storage planned; ✓ SIPS: potential driveway upgrade to current standards; ✓ SASD: easement (from cul-de-sac to the end of the property) required for sewer line next to parcel line; ✓ DRAC/Trees: minimum requirements for site lighting and landscaping (street trees every 30') on 65th Street frontage; ✓ SacDOT: building permit will not be applied for; sidewalk and driveway upgrades required to current ADA standards w/in 6 months of Use Permit approval; require accessible path of travel (sidewalk) from main entrance. <p>Click here for more details.</p>	
	9:21 a.m.	
5.	<p>CONTROL NO.: PLNP2015-UPZ-00107 USE PERMIT FOR A PROJECT KNOWN AS <u>7637 POWER INN ROAD BANQUET HALL</u></p> <ul style="list-style-type: none"> ✓ SIPS: All existing parking and pavement etc.; ✓ DRA/Trees: compliance confirmation for everything; valet parking requires parking area compliance opposite banquet hall; need Sheriff input; requires accessible stalls and specify hours of operation; striping in parking area required; ✓ SacDOT: ADA compliance and improvement plan required on applicant's frontage; ✓ DRAC: anticipate need for more ADA parking (and gradient concerns); parking analysis to encompass this; ✓ SMFD: back parking must not impede grocery store loading dock; ✓ EMD: food facility permitting required (unless catering exclusively). <p>Click here for more details.</p>	
	9:31 a.m.	
6.	<p>CONTROL NO.: PLNP2015-UPZ-00080 USE PERMIT FOR A PROJECT KNOWN AS <u>HENEY ACCESSORY DWELLING UNIT</u></p> <ul style="list-style-type: none"> ✓ SIPS: public street improvements required extending 216' of frontage improvements from new subdivision across the street (could involve utility relocation, street lights, etc.) – these may be deferred (not waived) pending appeal to Board of Appeals; expansion of more than 50% of the house triggers improvements; new structure must maintain proper setback from existing house so as not to preclude potential subdivision; suggest putting plan on hold pending determination of potential improvement costs; applicant agrees -- will pursue appeal; ✓ SASD: existing house is connected, so sewer must connect the distance to the Campoy frontage; potential subdivision requires sewer connection to the frontage (not to existing); recommend requesting subdivision across the street to leave a lateral for potential future hookup convenience; ✓ Water Resources: currently okay, but any modification of current site could generate water concerns; ✓ EMD: connect to public water & sewer. <p>Click here for more details.</p>	

III. SUBDIVISION REVIEW COMMITTEE (SRC):

(Meets every 1st and 3rd Thursday of the Month)

[THE SRC MEETING FOR JUNE 18, 2015 IS CANCELLED.](#)

THE NEXT SRC MEETING IS SCHEDULED FOR JULY 2, 2015.

IV. REVIEW CONDITIONS OF APPROVAL:

	Project:	Notes:
	9:54 a.m.	
7.	CONTROL NO.: PLNP2015-UPP-DRS-SPP-00071 USE PERMIT, DESIGN REVIEW, SPECIAL DEVELOPMENT PERMIT FOR A PROJECT KNOWN AS <u>STARBUCKS COFFEE (WITH DRIVE-THRU)</u> <u>Add (1):</u> standard condition for parking lot landscaping regarding lot shape and minimum percentage and watering; <u>Add (1):</u> condition regarding landscaping watering. <u>Condition #9:</u> minimum distance requirements for widening. <u>Click here for more details.</u>	

V. GENERAL WORKSHOP: (NONE)

MEETING ADJOURNED AT 10:05 A.M.

☎ TELECONFERENCE SYSTEM INFORMATION ☎

- Applicants as well as agencies and County staff are welcome to teleconference.
- SRC members may vote via teleconference only when approved by Chair.
- 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.

[Click here for general questions about the teleconferencing system.](#)

TELECONFERENCE TIPS:

Place a test call to the central teleconference line at (916) 876-4100 prior to the scheduled teleconference date. If you experience a busy signal on the main line, try calling from a different telephone line until you are able to get through to the system. Sacramento County cannot be responsible for phone line incompatibilities.

- ✓ Use a corded phone if possible when calling from a land line.
 - ✓ Set your headset or speakerphone to maximum volume if necessary.
 - ✓ **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.
 - ✓ **Remember** to unmute the phone before joining the discussion. 😊
- For assistance immediately before and during the meeting, send e-mail to:

Every possible attempt will be made to assist.

cookseyg@saccounty.net 

TELECONFERENCE PARTICIPANTS AGREE TO MEETINGS BEING RECORDED ON DIGITAL RECORDING EQUIPMENT.