

Agenda

PROJECT REVIEW COMMITTEE

JULY 3, 2014

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]

Department:	Special Project Coordination Representatives:	Condition Review/Initial Review/SRC Representati286-0040-012ve:
DCD Site Improvement and Permits Section	Tony Santiago	Tony Santiago / Javier Zaragoza
Environmental Management	Cheryl Hawkins	Cheryl Hawkins / Lisa Jean Jameson
Chairman	Brian Holloway	Brian Holloway
Sheriff's Department	Sherrie Carhart / Laura Grossman	Sherrie Carhart / Laura Grossman
Sacramento Metropolitan Fire District	Michael Hambrick	Michael Hambrick/Chrishana Fields
DCD Application Processing Section	Tricia Stevens	Surinder Singh / Charity Gold
Regional Parks, Recreation & Open Space	Jeff Leatherman	Jeff Leatherman / Judy Robinson
DCD Environmental Review Section	Catherine Hack	Todd Smith
Department of Water Resources	Mark Rains	Mark Rains / Mike Meaney
Water Resources-Supply	Darrell Eck	Bob Gardner / Bob Steeg
Department of Transportation	Matt Darrow / Kyle Hines	Kamal Atwal / Pete Kokkinis / Melissa Wright / Jim Schubert
Sacramento Area Sewer District, Water Quality	Roy Carlson / Rosemary Clark	Amandeep Singh / Stephen Moore
SMUD	Jerry Clark	Jerry Clark / Monica Adamee
Sacramento Regional County Sanitation District	Steve Norris / Dave Ocenosak	Humera Arshad / Robert Armstrong
Southgate Recreation and Park District	Eric Jones	Eric Jones / Shalini Singh-Martin
SHRA	Celia Yniguez	Celia Yniguez
Design Review Administrator	Barry Wasserman	Barry Wasserman / Michael Wall

TELECONFERENCE SYSTEM

To teleconference into the meeting for July 3, 2014, please call (916) 876-4100.

The meeting Conference ID is: 885705

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:

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|--------------------------------------|-----------------------------------|
| 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:
1.	<p>CONTROL NO.: PLNP2014-UPP-DRS-00095 USE PERMIT AND DESIGN REVIEW FOR A PROJECT KNOWN AS <u>QUICK QUACK CAR WASH</u></p> <p>APN: 286-0040-012</p> <p>Applicant: Quick Quack Carwash Management, LLC</p> <p>Owner: Herbert K/Inez F Yee Family Limited Partnership</p> <p>Architect: CSHQA</p> <p>Location: The property is located at 1609 Watt Avenue, on the west side of Watt Avenue, approximately 450 feet south of Arden Way in the Arden Arcade community.</p> <p>Request: A Use Permit to allow a drive-through car wash with a 30-foot roof, which exceeds the height standard of 24 feet, on approximately 0.84 acres in the LC (<i>Limited Commercial</i>) zone. A Design Review to comply with the commercial and mixed-use design guidelines.</p> <p>Application date: 5/21/2014</p> <p>Lead Planner: Charity Gold</p> <p>Click here for more details.</p>	
2.	<p>CONTROL NO.: PLNP2014-UPZ-00100 USE PERMIT FOR A PROJECT KNOWN AS <u>13469 BENNETT ROAD RESIDENTIAL ACCESSORY DWELLING</u></p> <p>APN: 152-0120-021</p> <p>Applicant/Owner: Gabriela Munoz</p> <p>Location: The property is located at 13469 Bennett Road, on the north side of Bennett Road, west of Linda Bee Lane, in the Southeast community.</p> <p>Request: A Use Permit to legalize an existing 1,680-square-foot mobile home to be used as a residential accessory dwelling on approximately 10 acres in the A-10 (<i>Agricultural</i>) zone. Only 1200 square feet will be permitted for use as habitable space.</p> <p>Application date: 6/3/2014</p> <p>Lead Planner: Shelby Maples</p> <p>Click here for more details.</p>	

III. SUBDIVISION REVIEW COMMITTEE (SRC):

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

[THE SRC MEETING IS CANCELLED FOR JULY 3, 2014.](#)

THE NEXT SRC MEETING IS SCHEDULED FOR JULY 17, 2014.

IV. REVIEW CONDITIONS OF APPROVAL:

	Project:	Notes:
3.	<p>CONTROL NO.: PLNP2014-UPP-SPP-DRS-00067 USE PERMIT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW FOR A PROJECT KNOWN AS <u>CARL'S JR.</u></p> <p>APNS: 285-0022-016, 017, and 027</p> <p>Applicant: Carl's Jr. Restaurants, LLC</p> <p>Owners: Rodney Siu and Steve Siu</p> <p>Location: The project is located at 2280 Arden Way, on the southwest corner of the Arden Way and Bell Street intersection, in the Arden Arcade community.</p> <p>Request: A Use Permit to allow a 24-hour drive-up restaurant within 300 feet of a residential zone district on approximately 1.12 acres in the LC (<i>Limited Commercial</i>) zone. Special Development Permit to allow a drive-up lane less than 180 feet in length, a building setback less than 50 feet, and a trash enclosure setback less than 25 feet. A Design Review to comply with the Development Standards for drive-up windows, commercial uses, and a new monument sign.</p> <p>Application date: 4/18/2014</p> <p>Lead Planner: Cindy Schaer</p> <p>Click here for more details.</p>	
4.	<p>CONTROL NO.: PLNP2014-PMR-LRP-UPZ-00003 TENTATIVE PARCEL MAP, LOT REDUCTION PERMIT AND USE PERMIT FOR A PROJECT KNOWN AS <u>RUNYON HOUSE VINEYARDS</u></p> <p>APN: 146-0020-022</p> <p>Applicant/Owner: Runyon House Vineyards</p> <p>Engineer: Shoup Land Surveying</p> <p>Location: The property is located at 12431 River Road, approximately 1,600 feet north of Russell Road, in the Delta community.</p> <p>Request: A Tentative Parcel Map to divide approximately 173 acres into two lots in the AG-80(F)(DW) (<i>Agricultural</i>) and AG-20(F)(DW) zones. A Lot Reduction Permit to allow one lot to be less than the 80-acre minimum lot size requirement (proposed at approximately 12.93 acres). A Use Permit to allow a residential accessory dwelling on proposed Parcel "1".</p> <p>Application date: 1/8/2014</p> <p>Lead Planner: Chris Castorena</p> <p>Click here for more details.</p>	

V. GENERAL WORKSHOP: (NONE)

5.

VI. PRESENTATION:

PRESENTATION ON CONDITIONS OF APPROVAL (COA), PERTAINING TO EXISTING COAS AND PREPARING FUTURE ONES.

☎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 📧

PRC AND SRC MEETINGS ARE RECORDED ON DIGITAL RECORDING EQUIPMENT.