



AGENDA

May 18, 2017

8:30 A.M.

(IMMEDIATELY FOLLOWING SUBDIVISION REVIEW COMMITTEE)

PROJECT REVIEW COMMITTEE

Sacramento County - Old Administration Building
 827 7th Street, DCD 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 |
| DCD Application Processing Section | Manuel Mejia / Joelle Inman |
| DCD Environmental Review Section | John Lundgren |
| DCD Site Improvement and Permits Section | Tony Santiago / Javier Zaragoza |
| DCD Survey Section | Jon Scarpa |
| Department of Public Health | Megan Sheffield |
| Department of Transportation | Tony Do / Pete Kokkinis / Kamal Atwal |
| Department of Water Resources | Mark Rains / Mike Meaney |
| Design Review Administrator | Paul Gumbinger / Michael Wall |
| Environmental Management | Chris Hunley / Chris Pace |
| Regional Parks, Recreation & Open Space | Jeff Leatherman / Judy Robinson |
| Sacramento Area Sewer District, Water Quality | Anne Quach / Dillon Miele |
| Sacramento Metropolitan Fire District | Michael Hambrick / Amy Nygren |
| Sacramento Regional County Sanitation District | Humera Arshad / Robert Armstrong |
| Sheriff's Department | Sherrie Carhart |
| SHRA | Celia Yniguez |
| SMUD | Yujean Kim / John Yu |
| Southgate Recreation and Park District | Eric Jones / Juanita Cano |
| Water Resources-Supply | Bob Gardner / Bob Steeg |

TELECONFERENCE SYSTEM

To teleconference into the meeting for May 18, 2017, please call (916) 876-4100.

The meeting Conference ID is: **722483**

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:

Project:

- 1. CONTROL NO.:** PLNP2017-00092 TENTATIVE PARCEL MAP AND DESIGN REVIEW FOR A PROJECT KNOWN AS CORDOVA HILLS CONSERVATION EASEMENT TENTATIVE PARCEL MAP

APN: 126-0060-041

Applicant/Owner: Cordova Hills, LLC

Engineer: RICK Engineering Company

Location: The property is located on the south side of Grant Line Road, approximately one mile west of Jackson Road in the Cosumnes coSmmunity.

Request: A **Tentative Parcel Map** to divide approximately 246.08 acres into two lots in the AG-20 zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 3/29/2017

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

[Click here for more details.](#)
- 2. CONTROL NO.:** DRCP2017-00048 DESIGN REVIEW FOR A PROJECT KNOWN AS MURIETA BUSINESS PARK

APN: 073-0480-01

Applicant/Owner: Hart Snyder Holdings LLC

Location: The property is located at 14650 Cantova Way in the Cosumnes community.

Request: A **major non-discretionary Design Review** to comply with the Countywide Design Guidelines requiring review by the PRC.

Application Date: 4/27/2017

Lead Planner: *Emma McHatten Planning Technician, (916)875-4197, mchattene@saccounty.net*

[Click here for more details.](#)
- 3. CONTROL NO.:** PLNP2016-00341 TENTATIVE PARCEL MAP AND DESIGN REVIEW FOR A PROJECT KNOWN AS ANGELINA AVENUE TENTATIVE PARCEL MAP

APN: 272-0032-023

Applicant/Owner: Vasile Veres

Location: The property is located at 5649 Angelina Avenue, approximately ¼ mile west of Fair Oaks Boulevard in the Carmichael community.

Request: A **Tentative Parcel Map** to divide approximately 0.72 acres into two lots in the RD-5 zone. Parcel 1 will be accessed with a private drive. A **Design Review** to conform to the Countywide Design Guidelines.

Application Date: 8/9/2016

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

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

Project:

4. **CONTROL NO.:** PLNP2017-00071 **RESUBMISSION OF A TENTATIVE SUBDIVISION MAP FOR A PROJECT KNOWN AS MALIBU COURT ESTATES**
- APNS:** 228-0082-015, 027, and 028
- Applicant/Engineer:** JTS Engineering Consultants Inc.
- Owner:** American Investors Group LLC
- Location:** The property is located at 4552 Palm Avenue approximately 1,060 feet east of Hillsdale Boulevard in the North Highlands community.
- Request:** A **Resubmission of a Tentative Subdivision Map** to divide three parcels totaling 2.75 acres into 20 single family residential lots in the RD-10 zoning district.
- Application Date:** 3/8/2017
- Lead Planner:** Wendy W. Hartman, Senior Planner; (916)875-0527; hartmanw@saccounty.net
- [Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

Project:

5. **CONTROL NO.:** PLNP2016-00367 **ZONING CODE AMENDMENT, USE PERMIT, AND DESIGN REVIEW FOR A PROJECT KNOWN AS ARCO FACILITY AT WATT/BLACKFOOT**
- APN:** 203-0360-002
- Applicant:** Ravinder Johl
- Owner:** Merrick Marital Trust
- Engineer:** Barghausen Consulting Engineers
- Location:** The property is located at the southeast intersection of Watt Avenue and Blackfoot Way in the Antelope community.
- Request:** A **Zoning Code Amendment** to allow an auto service station with carwash and sale of liquor in the LC zone district. Currently these uses are prohibited pursuant to Rezone Ordinance SZC 98-0028. A **Use Permit** to allow an approximately ARCO facility consisting of an 3,180 square foot AM/PM convenience store, a 1,296 square foot car wash, and a 6,000 square foot fuel canopy with eight dispensers with a total of 16 vehicle fueling positions and two underground storage tanks. The proposed facility would operate 24 hours per day and in addition to convenience automobile and food related items will sell beer and wine (Phase 1). A **Design Review** to comply with the Countywide Design Guidelines for Phase 1 and Phase 2 of the project site. The project also includes a 5,500 square foot retail building as Phase 2 of the project. Retail uses are a permitted use and therefore is only subject to Design Review.
- Application Date:** 9/1/2016
- Lead Planner:** Wendy W. Hartman, Senior Planner, (916)875-0527, hartmanw@saccounty.net
- [Click here for more details.](#)

TELECONFERENCE SYSTEM INFORMATION

PLEASE REFRAIN FROM ANSWERING “CALL-WAITING” PHONE CALLS WHILE ON THE TELECONFERENCE AS IT DISRUPTS THE MEETING.

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

TELECONFERENCE TIPS:

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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.

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The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Department 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 1-800-735-2929.