



AGENDA

September 21, 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	Dillon Miele / Yadira Lewis / Jon Anderson
Sacramento Metropolitan Fire District	Amy Nygren / Michael Hambrick
Sacramento Regional County Sanitation District	Robert Armstrong
Sheriff's Department	Phillip Vogel
SMUD	Yujean Kim / John Yu
Southgate Recreation and Park District	Juanita Cano / Eric Jones
Water Resources-Supply	Bob Gardner / Bob Steeg

TELECONFERENCE SYSTEM

To teleconference into the meeting for September 21, 2017, please call (916) 876-4100.

The meeting Conference ID is: **843716**

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.:** PLNP2017-00208 SPECIAL DEVELOPMENT PERMIT AND DESIGN REVIEW FOR A PROJECT KNOWN AS SAMBEL'S COVERED PATIO

APN: 115-0530-010

Applicant/Owner: Brent Sambel

Location: The property is located at 8050 Braemore Drive, on the southwest corner of the Braemore Drive and Vintage Park Drive intersection in the Vineyard community.

Request: A **Special Development Permit** to allow an existing patio shade structure to encroach into the side street setback on approximately 0.19 acres in the RD-7 zone. A **Design Review** to conform to Countywide Design Guidelines.

Application Date: 7/26/2017

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

[Click here for more details.](#)
- 2. CONTROL NO.:** PLNP2017-00128 GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP, USE PERMIT, AND DESIGN REVIEW NORTH VINEYARD PLAZA

APN: 066-0110-003

Applicant: Lex Coffroth, Architect

Owner: Johnny Javanifard

Engineer: JTS Engineering Consultants

Location: The property is located at the northeast corner of the Bradshaw Road/Gerber Road intersection in the Vineyard Community.

Request: A **General Plan Amendment** from Low Density Residential to Commercial Office on approximately 4.41 net acres. A North Vineyard Station **Specific Plan Amendment** from Single Family Residential 3-5 dwelling units per acre to Commercial on approximately 4.41 net acres. A **Rezone** from Agricultural Residential to General Commercial on approximately 7.73 net acres. A **Tentative Parcel Map** to create six commercial lots on approximately 7.73 net acres. A **Use Permit** to allow a 24-hour gas station, a 24-hour convenience store, and canopy height of 26 feet 6 inches, in the GC zone. A **Design Review** to comply with the Countywide Design Guidelines.

Application Date: 4/26/2017

Lead Planner: Cindy Schaer, Project Manager, (916)874-8624, schaerc@saccounty.net

[Click here for more details.](#)
- 3. CONTROL NO.:** PLNP2017-00155 TENTATIVE PARCEL MAP FOR A PROJECT KNOWN AS CARROLL ROAD

APN: 132-0240-061

Applicant/Owner: Joe Vierra

Location: The property is located at 11735 Carroll Road 1 mile south of Eschinger Road in the Delta community.

Request: A **Tentative Parcel Map** to split an existing 155.62 gross acre AG-80 (Agricultural) lot into two parcels of 156 gross acres and two gross acres and a Special Development Permit to allow the second smaller parcel to deviate from AG-80 lot size standards.

Application Date: 5/26/2017

Lead Planner: Nishant Seoni, Assistant Planner, (916)874-7966, seonin@saccounty.net

[Click here for more details.](#)

I. INITIAL APPLICATION REVIEW:

Project:

4. **CONTROL NO.:** PLNP2017-00164 **TENTATIVE PARCEL MAP FOR A PROJECT KNOWN AS 53RD AVENUE**
APN: 043-0220-017
Applicant/Owner: Roman Catholic Diocese of Sacramento
Location: The property is located at 6525 53rd Avenue 1,100 feet northeast of the intersection of 53rd Avenue and Stockton Boulevard in the South Sacramento community.
Request: A **Tentative Parcel Map** to split an existing 3.52 acre RD-5 (Residential) lot into three parcels of 2.93 acres, 0.25 acres, and 0.34 acres.
Application Date: 6/7/2017
Lead Planner: Nishant Seoni, Assistant Planner, (916)874-7966, seonin@saccounty.net
[Click here for more details.](#)
5. **CONTROL NO.:** PLNP2017-00180 **TENTATIVE PARCEL MAP AND DESIGN REVIEW FOR A PROJECT KNOWN AS 5944 BEECH AVENUE**
APN: 223-0220-035
Applicant: HR Borzo Inc.
Owner: Mike Faritious
Surveyor: Surveyor's Group, Inc.
Location: The property is located at 5944 Beech Avenue on the east side of Beech Avenue, 0.3 miles south of the intersection of Beech Avenue and Greenback Lane in the Orangevale community.
Request: A **Tentative Parcel Map** to divide 0.52 acres into two lots in the RD-4 Zone. A **Design Review** to comply with the Countywide Design Guidelines.
Application Date: 6/29/2017
Lead Planner: Ciara Atilano, Assistant Planner, (916)874-1628, atilanoc@saccounty.net
[Click here for more details.](#)
6. **CONTROL NO.:** PLNP2017-00158 **TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW FOR A PROJECT KNOWN AS BOBBY TENTATIVE SUBDIVISION MAP**
APNS: 050-0351-002 / 003 / 014
Applicant: Aras Design and Construction, Inc.
Owner: Bobby Phan
Location: The property is located approximately 200 feet east of Citrus Avenue, bordered by Meader Ave to the north and Pomegranate Ave to the south, in the South Sacramento community.
Request: A **Tentative Subdivision Map** to create 21 lots in the RD-7 zoning district on approximately 3 acres in the South Sacramento Community. A **Special Development Permit** to deviate from lot size and setback requirements. A **Design Review** to comply with the Countywide Design Guidelines.
Application Date: 6/2/2017
Lead Planner: Ciara Atilano, Assistant Planner, (916)874-1628, atilanoc@saccounty.net
[Click here for more details.](#)

II. REVIEW CONDITIONS OF APPROVAL:

Project:

7. **CONTROL NO.:** PLNP2016-00416 USE PERMIT, SPECIAL DEVELOPMENT PERMIT (2), MINOR USE PERMIT, AND DESIGN REVIEW FOR A PROJECT KNOWN AS HILLSDALE SELF STORAGE
- APNS:** 228-0141-029
- Applicant/Owner:** Hillsdale Mini Storage, LLC
- Architect:** Architects, Inc.
- Location:** The property is located at 5240 Hillsdale Boulevard, approximately 500 feet north of the intersection of Madison Avenue and Hillsdale Boulevard in the North Highlands community.
- Request:** A Use Permit to allow an approximately 99,102 square-foot self-storage facility on five acres in the Light Commercial (LC) zone. The self-storage facility includes 17 single story storage buildings and an office with an attached caretaker's apartment (Building R). See Map 1: Proposed Project Site Plan. A Special Development Permit to deviate from the required setbacks adjacent to residentially zoned parcels. A Special Development Permit to deviate from the required number of parking stalls, from 53 to 23 parking stalls. A Minor Use Permit to allow a caretaker apartment to exceed the 650 square-foot maximum size requirement, for a total of 1,246 square feet. A Design Review to comply with the Countywide Design Guidelines.
- Application Date:** 10/17/2016
- Lead Planner:** Wendy W. Hartman, Project Manager; (916)875-0527, hartmanw@saccounty.net

[Click here for more details.](#)

TELECONFERENCE SYSTEM INFORMATION

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- 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.

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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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harrisros@saccounty.net 

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