

Action Summary

SUBDIVISION REVIEW COMMITTEE

August 3, 2007

8:30 A.M.

Sacramento County Administration Center
700 H Street, Hearing Room No. 2 (first floor)
Sacramento, California 95814-1298

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<http://www.saccounty.net/planning/meetings/src/index.html>

Members:

TONY SANTIAGO	Land Division & Site Improvement Review
FAITH KING	Environmental Management
BRIAN HOLLOWAY	Chairman
JEFF RODRIGUES	Sheriff's Department (alternates with Fire District)
CHARLIE DYER	Planning & Community Development

Representatives:

JOELLE MORALES	Department of Environmental Review & Assessment
BRIAN VIRAY	Department of Water Resources
PETE KOKKINIS	Department of Transportation
SALAM KHAN	CSD-1, Department of Water Quality
KATHERINE KNOUREK	SMUD

Pre-meeting Workshop--8:30 a.m. This workshop is intended as a resource for engineering, developers, and property owners that have questions relating to land division, or would like to discuss conditions of approval. The workshop will begin at 8:30 a.m., and will be attended by County agency staff, service providers, and safety officers who will make themselves available for questions for up to 30 minutes, prior to the start of the Subdivision Review Committee meeting.

- Call the meeting to order – Roll Call.
- Introduction – Explanation of role of the Committee.
- Committee to consider approval of the July 20, 2007 Action Summary. **Action:** Approved.
- Any items to be continued.
- Oath for all people intending to testify on any public hearing item.

PUBLIC HEARING ITEMS:

1. **CERTIFICATE OF COMPLIANCE – County Engineering (Municipal Services Agency)**

APN: 039-0063-009, 011, and 018

LOCATION: 6609 Martin Luther King Jr. Boulevard, on the east side, 250 feet north of 49th Avenue, in the Southgate Park community.

APPLICANT/OWNER/DEVELOPER: Showers of Blessings Church of God in Christ
(Pastor Darnell Thomas)

ZONED: RD-20

ACTION: Approved without conditions.

2. **CONTROL NO. 06-PMR-EXR-0634 TENTATIVE PARCEL MAP AND LOT SIZE EXCEPTION FOR 8833 OAK AVENUE**

(CONTINUED FROM JULY 20, 2007)

APNS: 224-0770-027 and 224-0770-028 (portion)

LOCATION: 8833 Oak Avenue, on the north side of Oak Avenue, approximately 800 feet west of Hazel Avenue, in the Orangevale community.

APPLICANT/OWNER/DEVELOPER: Oak Avenue Investors, LP (Bill Hunt)

ENGINEER: Area West Engineers, Inc. (Richard Rozumowicz)

ENVIRONMENTAL DOCUMENT: Negative Declaration

REQUEST:

1. A Tentative Parcel Map to divide approximately 8.28 acres into four (4) lots in the AR-2 (*Agricultural/Residential*) zone.
2. A Lot Size Exception to allow proposed Parcel 1 to be less than the minimum 2 gross acres allowed in the AR-2 (*Agricultural/Residential*) zone.

ACTION: Approved Exhibit “X” with conditions.

3. **CONTROL NO. 05-PMR-EXR-0591 TENTATIVE PARCEL MAP AND EXCEPTION FOR SILCHUK**

APN: 213-0153-010

LOCATION: 8754 Central Avenue, on the north side of Central Avenue, approximately 500 feet west of Beech Avenue, in the Orangevale community.

APPLICANT/ENGINEER: Sigma Engineering Consultants, Inc. (Steve Santa Croce)

OWNER: Viktor Silchuk

ENVIRONMENTAL DOCUMENT: Exempt (Revised)

REQUEST:

1. A Tentative Parcel Map to split an approximately 1.0 acre into two (2) lots in the RD-2 (*Single-Family Residential*) zone.
2. An Exception to allow one lot to be less than the minimum lot size of 20,000 net square feet per Section 110-51(d) of the Sacramento County Zoning Code.

ACTION: Approved Exhibit “1” with conditions.

4. **CONTROL NO. 07-PMR-0209 TENTATIVE PARCEL MAP FOR LUTHRINGER**
APN: 121-0110-016
LOCATION: 9601 Calvine Road, on the north side of Calvine Road, approximately 851 feet west of Bradshaw Road, in the Vineyard community.
APPLICANT: German Engineering, LTD (Jeremiah Bean)
OWNER: Don Luthringer
ENVIRONMENTAL DOCUMENT: Exempt
REQUEST: A Tentative Parcel Map to divide approximately 6.43 acres into two (2) lots in the RD-20 (*Multiple-Family Residential*) zone.
ACTION: Approved Exhibit "1" with conditions.

TECHNICAL ADVISORY ITEMS:

THE FOLLOWING TECHNICAL ADVISORY ITEMS ARE TIMED TO BE HEARD NO EARLIER THAN 9:00 A.M.

5. **CONTROL NO. 05-PMP-0847 TENTATIVE PARCEL MAP FOR BAKER**
(CONTINUED FROM JANUARY 19, 2007, FEBRUARY 2, 2007, AND FEBRUARY 16, 2007; DROPPED ON MARCH 2, 2007; CONTINUED FROM JULY 20, 2007)
APN: 244-0214-009
LOCATION: 8091 Grand Avenue, on the north side of Grand Avenue and the east side of Sierra Street, approximately 340 feet east of Main Street, in the Fair Oaks community.
APPLICANT/ENGINEER: Ourada Engineering (Steve Ourada)
OWNER: David Baker
ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration
REQUEST: A Tentative Parcel Map to divide an approximate 0.91-acre parcel into two (2) single-family lots, in the RD-5 (NPA) (*Single-Family Residential*) zone.
ACTION: Recommended Exhibit "X" with conditions, as technically correct and forwarded to the Fair Oaks Community Council.
6. **CONTROL NO. 05-PMP-0858 TENTATIVE PARCEL MAP FOR 2472 WALNUT AVENUE**
(CONTINUED FROM JUNE 15, 2007, AND JULY 20, 2007)
APN: 272-0210-001
LOCATION: 2742 Walnut Avenue, on the east side, approximately 500 feet north of Kenneth Avenue, in the Carmichael community.
APPLICANT/ENGINEER: ADG Engineering (Reza Valizadeh)
OWNER: Oleg Artichuk
ARCHITECT: Paul Feitser
ENVIRONMENTAL DOCUMENT: Negative Declaration
REQUEST: A Tentative Parcel Map to divide an approximately 0.51-acre parcel into 2 lots on property zoned RD-5 (*Single-Family Residential*).
ACTION: Continued to August 17, 2007.

7. **CONTROL NO. 05-CZB-SDB-AHF-0241 COMMUNITY PLAN AMENDMENT AND REZONE, TENTATIVE SUBDIVISION MAP, AND AFFORDABLE HOUSING PLAN FOR NGO ESTATES**

APNS: 121-0370-075, 121-0380-057, and 121-0380-058

LOCATION: 8989 Lemas Road, on the south side of Napa Valley Way, opposite Korbel Way, in the Vineyard community.

APPLICANT/ENGINEER: Rose's Engineering & Planning Co. (David Rose)

OWNER: Lam Ngo (Ms. Topaz)

ENVIRONMENTAL DOCUMENT: Negative Declaration

REQUEST:

- a. A Community Plan Amendment and Rezone of 3.13 acres from A-10 (*Agricultural/Residential*) to RD-5 (*Single-Family Residential*).
- b. A Tentative Subdivision Map to divide the site into 14 single-family lots.
- c. An Affordable Housing Plan consisting of the payment of in-lieu and affordability fees. (Note: The owner has chosen to pay in-lieu and affordability fees to meet the affordable housing obligation instead of construction affordable units on the site).

ACTION: Continued to August 17, 2007.

8. **CONTROL NO. 05-CZB-PMR-EXR-VAZ-UPZ-0531 COMMUNITY PLAN AMENDMENT AND REZONE, TENTATIVE PARCEL MAP, EXCEPTIONS, VARIANCE, AND USE PERMIT FOR WARREN**

APN: 126-0290-015

LOCATION: 12410 Peach Lane, on the east side of Peach Lane, in the Cosumnes community.

APPLICANT/ENGINEER: Winn Consulting (Evan Winn)

OWNER: Kenneth and Ethel Warren (Ken Warren)

ENVIRONMENTAL DOCUMENT: Negative Declaration

REQUEST:

1. A Community Plan Amendment and Rezone from A-10 (*Interim Agricultural*) to AR-5 (*Agricultural/Residential*) for 10 acres.
2. A Tentative Parcel Map to create 2 lots.
3. An Exception from lot area to allow one lot to be less than 5 acres in the AR-5 zone (4.6 gross acres).
4. An Exception from lot width to allow one lot to be less than 250 feet (207 feet).
5. A Variance from public street frontage to be less than 250 feet (207 feet).
6. A Use Permit to legalize an existing residential accessory dwelling.

ACTION: Recommended Exhibit "L" with conditions, as technically correct and forwarded to the Policy Planning Commission.

9. **CONTROL NO. 06-PMP-LRP-0125 TENTATIVE PARCEL MAP AND LOT REDUCTION PERMIT FOR KOHNKE**

APN: 152-0250-031

LOCATION: 13635 Clay Station Road, on the east side of Clay Station Road at the terminus of Simmerhorn Road, in the Southeast community.

APPLICANT/LAND SURVEYOR: Monte K. Seibel

OWNER: Rod Kohnke

ENVIRONMENTAL DOCUMENT: Negative Declaration

- REQUEST:** 1. A Tentative Parcel Map to create 4 lots on 525 acres in the AG-80 (*Permanent Agricultural*) and AG-80(F) (*Permanent Agricultural - Flood Combining Land Use*) zones.
2. A Lot Reduction Permit to allow 3 lots to be approximately 10 acres in size.

ACTION: Recommended Exhibit "1" with conditions, as technically correct and forwarded to the Project Planning Commission.

10. **CONTROL NO. 06-PMP-0591 TENTATIVE PARCEL MAP AND EXCEPTIONS FOR RISSE**

APN: 207-0170-072

LOCATION: 7120 18th Street, on the east side of 18th Street, approximately 400 feet south of Q Street, in the Rio Linda-Elverta community.

APPLICANT: Ray Dare

OWNER: John E. Risse

ENGINEER: Area West Engineers, Inc. (Richard Rozumowicz)

ENVIRONMENTAL DOCUMENT: Negative Declaration

- REQUEST:** 1. A Tentative Parcel Map to create 3 parcels on approximately 7.31 acres in the AR-2 (*Agricultural/Residential Land Use*) zone.
2. An Exception to Title 22 of the Sacramento County Land Development Ordinance to allow lot depth exceeding 3 times the lot width for two lots.
3. An Exception to Title 22 of the Sacramento County Land Development Ordinance to allow the lots to be served by private wells rather than a public water system.

ACTION: Continued to August 17, 2007.

11. **CONTROL NO. 06-SDP-SPP-AHS-0784 TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND AFFORDABLE HOUSING PLAN FOR LIONS PLACE HOUSING**

APN: 215-0310-042

LOCATION: West side of Watt Avenue, approximately 600 feet north of Peacekeeper Way, in the North Highlands community.

APPLICANT: Baker-Williams Engineering Group (Kent Baker)

OWNER: McClellan Park (Alan Hersh)

ENVIRONMENTAL DOCUMENT: Exempt

- REQUEST:** 1. A Tentative Subdivision Map to divide approximately 19.01 acres into 35 lots in the McClellan Special Planning Area (SPA). The project consists of 24 half-plex lots, 6 single-family lots, 2 Common Area lots (Lots A/B), 1 parking lot, 1 hotel lot, and 1 clubhouse and restaurant lot.
2. A Special Development Permit to allow the project site to be served by private drives.
3. An Affordable Housing Plan consisting of the payment of in-lieu and affordability fees. *Note: The Developer has chosen to pay in-lieu and affordability fees to meet the affordable housing obligation instead of constructing affordable housing units at the development site. Therefore, affordable housing will not be built as part of this project.*

ACTION: Continued to August 17, 2007.

12. **CONTROL NO. 06-PMP-0928 TENTATIVE PARCEL MAP FOR LOVELAND**

APN: 206-0420-001

LOCATION: 6620 2nd Street, on the east side of 2nd Street, approximately 70 feet north of Pheasant Run Way, in the Rio Linda-Elverta community.

APPLICANT: Merit Associates (Larry Ford, RCE)

OWNER: Michael and Lynette Loveland

ENVIRONMENTAL DOCUMENT: Negative Declaration

REQUEST: A Tentative Parcel Map to divide approximately .36 acres into 2 lots on property zoned RD-5 (*Single-Family Residential*).

ACTION: Continued to August 17, 2007.

NOTE: THE NEXT SCHEDULED SRC MEETING IS AUGUST 17, 2007.