

**ANTELOPE
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Thursday, March 3, 2016

7:00 PM

North Highlands/Antelope Library
4235 Antelope Road, Antelope, CA 95843

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Antelope.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Antelope CPAC Chairman, Jenny Carrick at 717-9292 or jacarrick@ucdavis.edu. The Sacramento County Planning and Environmental Review Division representatives for the Antelope area are Mike Winter at 874-5849 or winterm@saccounty.net and Jessica Heuer at 874-8379 or heuerj@saccounty.net. To contact the County Planning and Environmental Review Division CPAC Secretary, please call 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-Antelope@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	JENNY CARRICK KEN TOPPER HARAMBEE PORTER	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	STEPHANIE CLENDENIN DELRAE POPE	KATHLEEN BECK
REPRESENTATIVES:	MIKE WINTER , SR. PLANNER, COUNTY OF SACRAMENTO JESSICA HEUER, ASSOCIATE PLANNER, COUNTY OF SACRAMENTO	

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2015-00193](#)

Project Name: WATT AVENUE TENTATIVE PARCEL MAP

Assessor's Parcel No.: 203-0050-041

Location: The property is located at 8135 Watt Avenue, approximately 1,000 feet north of the intersection of Elverta Road and Watt Avenue in the Antelope community. (Supervisor District 4: Roberta MacGlashan)

Applicant/Phone/Email: Attention: Sterling McGregor
 StorSmart Sacramento, LLC
 11620 Wilshire Blvd. 9th Floor, Los Angeles, CA 90025
 310-671-3900; smcgregor@dealpointmerrill.com

Engineer: Attention: Jim Koo
 Burrell Consulting Group
 1001 Enterprise Way, Suite 100, Roseville, CA 95678
 916-788-8898; jkoo@burrellcg.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net*

Request: A **Tentative Parcel Map** to divide approximately 8.24 acres into two parcels in the GC (General Commercial) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments:

OTHER BUSINESS:

Zoning Code Amendments / Massage Establishments

(Request To Amend The Zoning Code Relating to the Regulation of Massage Establishments)

The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County’s regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities. (See Attached Zoning Code Informational Sheet)

For questions, contact:

Kevin Messerschmitt, Associate Planner , Planning & Environmental Review

916-874-7941

Messerschmitt@saccounty.net

PUBLIC COMMENT:

APPROVAL OF MINUTES:

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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 Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third 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



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PROPOSED SACRAMENTO ZONING CODE AND COUNTY CODE AMENDMENTS RELATED TO MASSAGE ESTABLISHMENTS

The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County's regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities.

The proposed **Zoning Code** amendment requires massage establishments to comply with specific distance separation standards as follows:

Separation from Residential, or Ag-Res Zones	100 feet
Separation from Sensitive Use (day care centers, libraries, public parks, churches, schools, etc.)	100 feet
Separation from another massage establishment	1,000 feet

Except for those establishments that:

- Employ only Certified Massage therapists; or,
- Have one or two people owning 100% of the business and are the only employees; or,
- Are salons, spas, health clubs and medical offices where the massage use is incidental (less than 25% of the floor area) to the primary use of the premises.

The **Zoning Code** amendment also requires massage establishments to obtain a minor use permit.

The separation standards are intended to prevent overconcentration of establishments in one area. The minor use permit requirement provides the County a tool to:

- Apply project conditions, where appropriate;
- Address zoning violations through code enforcement actions; and,
- Address a wider variety of planning related issues including land use compatibility, aesthetics and required site improvements such as landscaping, parking, and signage.

The proposed **County Code** amendments regulate the operations of massage establishments and their personnel. CPACs and the Planning Commission do not have purview over the County Code regulations; therefore, a brief overview of the main points are provided for informational purposes only. Generally, the **County Code** amendments would:

- Require establishments to have unblocked views from the outside (no heavy tinting);
- Require business name signage clearly displayed;
- Require registration for each employee; and,
- Increase hours of training at a school of massage from 125 to 500.