

**CANCELLED**

**CORDOVA  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

Thursday, December 19, 2019

7:00 PM

Rancho Cordova Library  
9845 Folsom Blvd  
Sacramento, CA 95827

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

**Cordova CPAC Chair**                      Gay Jones                      (916) 208-0736

**County of Sacramento, Office of Planning and Environmental Review representatives for the Cordova Area**

**Principal Planner**                      Todd Smith                      (916) 874-6918                      [smithtodd@saccounty.net](mailto:smithtodd@saccounty.net)

**Associate Planner**                      Carol Gregory                      (916) 874-5458                      [gregoryc@saccounty.net](mailto:gregoryc@saccounty.net)

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

**Current Planning projects**, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

**To submit project comments to CPAC members, email them to [CPAC-Cordova@saccounty.net](mailto:CPAC-Cordova@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:**      Gay Jones                      Chair  
                         Christopher Stahl                      Vice-Chair  
                         **VACANT**                                      Secretary

**MEMBERS:**      Carmen Mitchell                      Maurice Thomas  
                         Gloria Jeanne Mattes                      Terri Leimbach  
                         Lee Leavelle

**COUNTY PLANNING REPRESENTATIVES:**      Todd Smith                      Carol Gregory

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

PLANNING ITEMS FOR REVIEW:

1. Control No.: [NOTE: -- THIS ITEM WILL BE CONTINUED TO JANUARY 16, 2020](#)  
**PLNP2019-00280 – 3968 Wildrose Nonconforming Single-Family Dwelling**

APN: 074-0150-008

Applicant/Owner: Sally Marana/ Sales Family Trust

Location: The property is located at 3968 Wildrose Way, on the south side of Wildrose Way, west of Thornhill Drive in the Cordova community.

Request: A **Certificate of Nonconforming Use (NCS)** to allow the continuation of sober living transitional housing, which does not meet the current Sacramento County Zoning Code (SZC) definition of “dwelling unit”, within one single-family dwelling, as listed below:

- 3968 Wildrose Way; 7 bedroom/3 bathroom single-story dwelling; capacity 12 persons, with 4 parking spaces; established October 2014.

*Pursuant to Section 1.9.3.N of the Zoning Code, existing structures in residential zoning districts that do not meet the definition of a “dwelling unit” are non-conforming and may only continue as such upon issuance of an NCS. Issuance of an NCS for the dwelling does not permit any expansion to the existing use (such as capacity) or size of the dwelling (additions or enlargements).*

*Additionally, SZC Section 1.9.3.N requires the NCS application be referred to the appropriate Community Planning Advisory Council and noticed to property owners within a 500-foot radius of the subject property line.*

**The purpose of the CPAC review is to ensure that continuation of the subject use meets the required findings of SZC Section 1.9.3.E, by providing an opportunity for surrounding property owners to voice concerns regarding negative impacts from the use, or issues with compatibility. This item is not subject to a vote by the CPAC.**

(Continued from November 21, 2019, Item No. 1)

Final Hearing Body: Planning Director

Lead Planner: Thomas Nguyen, Assistant Planner, (916) 874-3175, [nguyentho@saccounty.net](mailto:nguyentho@saccounty.net)

[Click here for more information.](#)

STAFF UPDATE:

OTHER BUSINESS:

PUBLIC COMMENT:

ADJOURNMENT:

*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 of Sacramento, Office of the Clerk of the Board at (916) 874-5411, 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 1-800-855-7100.*



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