

**CORDOVA COMMUNITY
PLANNING ADVISORY
COUNCIL**

AGENDA

Thursday, October 15, 2015
7:00 PM

County of Sacramento
Branch Center OB3, Conference Room 1
3701 Branch Center Road
Sacramento, CA 95827

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cordova CPAC Chair, Gay Jones at (916) 208-0736. To contact the Sacramento County Planning and Environmental Review Division representatives for the Cordova area, please call Todd Smith at (916) 874-6918 or smithtodd@saccounty.net or Carol Gregory at (916) 874-5458 or gregoryc@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 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-Cordova@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	GAY JONES ROBERT TRONVIG	<u>CHAIR</u> <u>SECRETARY</u>
MEMBERS:	DWIGHT HELMICK CARMEN MITCHELL	MAURICE THOMAS MANDI STRELLA
REPRESENTATIVES:	CINDY STORELLI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW CAROL GREGORY - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

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.: [PLNP2015-00185](#)

Project Name: EL POLLO LOCO USE PERMIT

Assessor's Parcel No.: 068-0020-033

Location: The property is located at 3312 Bradshaw Road, on the southwest corner of the intersection of Bradshaw Road and Micron Avenue, in the Cordova community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Silver Eagle Properties, LLC
P.O. Box 348300, Sacramento, CA 95834

Engineer: Attention: Javed Siddiqui
JTS Engineering Consultants, Inc
1808 J Street, Sacramento, CA 95811

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

Request: A Use Permit to allow a reduction in required car stacking space for drive-throughs. The applicant is proposing a 166-foot car stacking space, which will not meet the 180 foot length requirement. (SCZC 3.9.3.V.2.A.)

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:				

2. Control No.: PLNR2015-00180

Project Name: CEMO CIRCLE APARTMENTS EARLY CPAC WORKSHOP

Assessor's Parcel No.: 069-0101-032

Location: The property is located at 2220 Cemo Circle, approximately 500 feet north of Coloma Road in the Cordova community.

Applicant/Phone/Email: Attention: Royce Patch
 USA Properties Fund, Inc
 3200 Douglas Boulevard, Suite 200, Roseville, CA 95661
 916-724-3840; rpatch@usapropfund.com

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

Request: A workshop to discuss a **Development Plan Review** and **Design Review** for the development of a 165-unit market-rate apartment community on approximately 7.97 acres in the RD-25 zone. The community will consist of one, two, and three bedroom units in ten buildings with a clubhouse and other amenities.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at vogtt@saccounty.net or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

OTHER BUSINESS:

PUBLIC COMMENT:

INFORMATION SHARING:

APPROVAL OF MINUTES:

ADJOURNMENT:

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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Outside unincorporated Sacramento County
Dial 916-875-4311