

# AMENDED AGENDA

## CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

THURSDAY, February 16, 2017  
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](mailto:smithtodd@saccounty.net) or Carol Gregory at (916) 874-5458 or [gregoryc@saccounty.net](mailto: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](mailto:CPAC-Cordova@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	GAY JONES ROBERT TRONVIG	<u>CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	CARMEN MITCHELL CHRISTOPHER STAHL ERIN HEATH	MAURICE THOMAS MANDI STRELLA
<b>REPRESENTATIVES:</b>	TODD SMITH - 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.:** [PLNP2016-00501](#)

**Project Name:** Fesliyan Residential Accessory Dwelling

**Assessor’s Parcel No.:** 068-0391-012

Location: The project is located at 9371 Matador Way, approximately 180 feet west of Zorina Way in the Cordova community.

Owner/Applicant: Kory Fesliyan  
 9371 Matador Way  
 Sacramento, CA 95826  
 (916) 764-6605  
[Kory.fesliyan@gmail.com](mailto:Kory.fesliyan@gmail.com)

County Project Manager: Ciara Atilano, Assistant Planner, (916) 874-1628, [atilanoc@saccounty.net](mailto:atilanoc@saccounty.net)

Request: 1. A **Use Permit** to allow an existing 960 square-foot detached garage to be converted into a residential accessory dwelling on approximately 0.78 acres in the RD-5 zone.

2. A **Special Development Permit** to deviate from the side yard setback requirements. (SZC 5.4.2.B.)

Investigating Member:

**COUNCIL RECOMMENDATION:**

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

**PLANNING ITEMS FOR REVIEW:**

2. **Control No.:** [PLNP2009-00240](#)

**Project Name:** White Rock Road Industrial Park (GR Trucking)

**Assessor’s Parcel No.:** 072-0370-068

Location: The project is located at 12584 White Rock Road, on the south side of White Rock Road, approximately 1.2 miles west of the intersection of White Rock Road and Grant Line Road, in the Cordova community

Owner/Applicant: John Tsakopoulos Revocable Trust  
 641 Wilhaggin Drive  
 Sacramento, CA 95864  
 Attn: Cathy Tsakopoulos Lagesse  
 (916) 482-6739

Applicant/Phone/Email: AKT Development Corp.  
Attn: Ron Bertolina  
(916) 383-2500  
[Ron@aktinvestments.com](mailto:Ron@aktinvestments.com)

Other: Thomas Law Group  
455 Capitol Mall, Ste 801  
Sacramento, CA 95814  
Attn: Nick Avdis  
(916) 287-9292  
[navdis@thomaslaw.com](mailto:navdis@thomaslaw.com)

Other: GR Trucking/Crete Cush  
Contact: Adam Barrows  
[abarrows@grtrucking.com](mailto:abarrows@grtrucking.com)

County Project Manager: Wendy W. Hartman, Senior Planner, 875-0527, [hartmanw@saccounty.net](mailto:hartmanw@saccounty.net)

Request:

1. A **Use Permit** to allow for an existing outdoor industrial park on approximately 50 acres of an approximately 102 acre site in the IR zone district that includes the following uses:
  - a. Major Recycling Facility – GR Trucking/Crete Crush:  
GR Trucking/Crete Crush utilize a majority of the project site and engages in concrete and asphalt recycling activities  
  
Insert materials such as rock, concrete, and asphalt, and as more thoroughly defined in CCR Section 17381 (k)(1).]). GR Trucking also has a fleet of trucks that transport material to and from the asphalt/concrete recycling plant. Trucks at the site are utilized by the recycling operations, as such are ancillary to the recycling plant's operations. Additionally, the operations on the site include the ancillary recycling of metals (rebar primarily) that are separated from the concrete. The site does not receive scrap metal for further recycling. While the majority of the business is operated outdoors, the site also includes a small office building and a few accessory structures/construction trailers associated with the recycling business
  - b. Heavy Equipment Storage and Service Yard – Armonds Giant Tire Service: Armonds is a heavy equipment tire service/storage operation on approximately 3.6 acres of the site. The facility stores new and used heavy equipment tires and includes a small office trailer for the business along with a small number of commercial trucks (3-5) used to provide tire service to customers off site. Armonds does not recondition or refurbish used tires on site, nor does it engage in junk tire handling activities.
  - c. Heavy Equipment Storage and Service Yard – Mitchell Engineering: Mitchell Engineering utilizes an approximately 2.4 acre portion of the site for storage of heavy equipment and related activities associated with a contractor's service yard.
2. A Design Review to comply with the Countywide Design Guidelines.

Investigating Member:

**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
Action:				

**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, 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