

MINUTES

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

THURSDAY, January 19, 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 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 P CHAIR
ROBERT TRONVIG P SECRETARY

MEMBERS: CARMEN MITCHELL P MAURICE THOMAS P
CHRISTOPHER STAHL P MANDI STRELLA P

REPRESENTATIVES: 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

COUNTY REPRESENTATIVE: Yes

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 at 7:03pm
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. **Control No.:** PLNP2016-00491
 Project Name: ARCO AM/PM – BRADSHAW & Kiefer PCN
 Assessor’s Parcel No.: 074-0020-058
 Location: At The Southwest Comer Of Bradshaw Road And Kiefer Boulevard
 Owner: Teichert Land Co.
 Applicant/Phone/Email: Pete Tobin, (925) 768-0306, ptobin@barghausen.com
 County Project Manager: Manuel Mejia, Senior Planner (916) 87 4-7934
 Request: Make a Finding of Public Convenience for a Type 20 liquor license for Arco AM/PM, located at the southwest comer of Bradshaw Road and Kiefer Boulevard
 Investigating Member: None designated

COUNCIL RECOMMENDATION: Favorable

Motion by: Mandi Strella		Seconded by: Carmen Mitchell		
Vote:	Yes -6-	No -0-	Abstain -0-	Absent -0-

Action: Following presentations from County Planning Department Project Manager Manuel Mejia and Sacramento County Sheriff’s representative, Steve Hefflefinger, the Council found that this was not a high crime area nor was it over-concentrated with locations selling similar alcoholic products. Accordingly, the Council made a finding of Public Convenience for this applicant at the designated location.

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: N/A		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments:

2. Control No.: PLNP2013-00065

Project Name: Mather South Community Master Plan

Assessor’s Parcel No.: 067-0090-034 and 035; 067-0030-072, 073, and 074

Location: The property is comprised of a portion of the Mather Field Specific Plan Area, generally located south of Douglas Road and the Mather Golf Course, west of Sunrise Boulevard, north of Kiefer Boulevard, and east of Zinfandel Boulevard, in the Cordova community.

Owner: Sacramento County, Department of Economic Development

Applicant/Phone/Email: Phil Rodriquez, (916) 403-1703, Phil.rodriquez@lewisop.com

County Project Manager: Emily Hyland, Associate Planner (916) 874-6578
Carol Gregory, Associate Planner (916) 874-5458

Request: The project represents a second step in a two-step process of amendments to the current General Plan Land Use Map, the current Mather Field Specific Plan and the current Mather Field Special Planning Area (SPA) Ordinance applicable to the site.

Investigating Member: Multiple over the several years this project has come before the Council.

COUNCIL RECOMMENDATION: Approval of the objectives set forth above as the second step in this process.

Motion by: Carmen Mitchell	Seconded by: Chris Stahl
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Vote: Approval	Yes -6-	No -0-	Abstain -0-	Absent -0-
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Action: County representative, Todd Smith, provided an overview of the history of this project and the extensive coordination of efforts and good faith negotiations among the County, the developer, Lewis Homes, Inc., and the various stakeholders affected by the project. Following Mr. Smith’s presentation Lewis Homes’ representative, Phil Rodriquez, spoke outlining the various negotiated changes from the original plan; these include: 1. Inter-modal access to Sunrise Blvd.; 2. Re-designation of an area of the development for low income family units; 3. Cultivation of an environmental theme with an environmental study “campus” for groups such as Sacramento Splash, etc.; and, 4. Assurances that land set aside for open spaces and environmentally sensitive areas would be maintained absent Noticed Application to the County. Several stakeholders raised concerns about low income family units and density issues; they were also concerned about losing the name of Eagles Nest Rd with the extension of Zinfandel Dr. A military veteran’s spokesperson gave a brief presentation about hiring military veterans to work on the building of this development; his topic was “Helmet to hard Hats”

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: N/A	Seconded by:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

OTHER BUSINESS: NONE

PUBLIC COMMENT: INCLUDED ABOVE RE EAGLES NEST

INFORMATION SHARING:

APPROVAL OF MINUTES: MOTION: R. TRONVIG SECONDED: M. STRELLA VOTE IN FAVOR -6-

ADJOURNMENT: MOTION : C. MITCHELL SECONDED: M. STRELLA VOTE N FAVOR -6- AT 9:08PM

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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Dial 916-875-4311*