

**CORDOVA COMMUNITY
PLANNING ADVISORY
COUNCIL**

MINUTES

Thursday, March 17, 2016
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: DWIGHT HELMICK P MAURICE THOMAS P
CARMEN MITCHELL EXA MANDI STRELLA P

REPRESENTATIVES: K. Messerschmitt - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
R. Radmacher – County of sacramento, Dept. of Water Resources

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

PRESENTATION(S):

- **SOUTH SACRAMENTO HABITAT CONSERVATION PLAN UPDATE - BILL ZIEBRON**
- **B. Ziebron and R. Radmacher gave an extensive and informative Power Point Presentation on the South Sacramento Habitat Conservation Plan (SSHCP). The key benefits of the Plan include: proactive, collaborative long-term planning; streamlines federal and state permitting for development and infra-structure projects; ensures long-term viability of 28 plant and wildlife species, and aquatic resources; creates an interconnected preserve system; reduces costs for stakeholders and protects taxpayers. It is a multi-jurisdictional collaboration of the County with the cities of Rancho Cordova and Galt and various other districts and authorities. More detailed information may be found at www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/SSHCPPlan.aspxn-Progress or by contacting R. Radmacher at Radmacherr@saccounty.net.**

PROJECT ITEMS FOR REVIEW:1. Control No.: [PLNP2015-00263](#)

Project Name: Capital Christian Digital Sign Use Permit and Design Review
(This Item Will Be Continued)

Assessor's Parcel No.: 068-0011-086

Location: The property is located north of Capital Christian Center, at the northeast intersection of Micron Avenue and Mayhew Road, directly south of Highway 50 in the Cordova community.
 (Supervisor District 5: Nottoli)

Applicant/Phone/Email: Attention: Rick Le Burkien
 Capital Christian Center
 9470 Micron Avenue, Sacramento, CA 95827
 916-316-0014; rick.leburkien@inspirek12.com

County Project Manager: *Cindy Schaer, 874-8624*

- Request:**
1. **A Use Permit** to allow a 25-foot, 8-inch tall, 200 square-foot digital identification sign for the adjacent Capital Christian Center on approximately 7.51 acres in the Business Professional (BP) zone. The sign will exceed the allowable height and size limits defined in Sacramento County Zoning Code section 5.10.2.A.2. The sign will also exceed the allowable size of digital signage defined in Sacramento County Zoning Code section 5.10.1.K.1.
 2. **A Design Review.**

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:

- 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 County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

For questions, contact:

Kevin Messerschmitt, Associate Planner , Planning & Environmental Review
 916-874-7941
Messerschmitt@saccounty.net

The Council posed several questions re the above amendments.

First, it was suggested that various Home Owners' Associations might have CC&R's which would be in conflict with the proposed amendments and these amendments should not supersede the longstanding contractual rights of the homeowners in such communities.

Secondly, in calculating the acreage on a lot as a factor for determining the nature and extent of the urban agricultural uses (principally a backyard activity) Council suggested that the entire lot size (including a residential structure) should not be a factor nor should the front yard.

The Council heard a presentation re proposed amendments to the County's zoning code related to massage parlors resulting the requirement of Minor Use Permits and appropriate fees. Additionally, the amendments impose the requirement of 500 hours of formal training from a massage school for therapists who are not Certified Massage Therapists per the State B&P Code.

PUBLIC COMMENT: M. REID (AN URBAN AG CONSULTANT – SEE WWW.SACURBANAG.ORG) AND CHARLOTTE GLENNIE (A UCD GRAD STUDENT WITH INTEREST IN URBAN AG ISSUES) OFFERED INSIGHT INTO THE URBAN AG DISCUSSION.

INFORMATION SHARING:

IT WAS NOTED THAT THE CAPITAL CHRISTIAN CENTER MATTER WAS CONTINUED WITHOUT ANY STATEMENT OR INFORMATION AS TO WHY THE MATTER WAS CONTINUED

APPROVAL OF MINUTES: None offered

ADJOURNMENT: IT WAS MOVED AND SECONDED TO ADJOURN THE MEETING. THE MOTION PASSED ALL IN FAVOR.

CPAC Member forwarding minutes to County Planning and Environmental Review Division:
Secretary Robert C. Tronvig, Jr.

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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