

MINUTES

Thursday, September 17, 2015 7:00 PM

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

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 – CHAIR EXA

ROBERT TRONVIG – SECRETARY P

MEMBERS: REPRESENTATIVES:

DWIGHT HELMICK P

CARMEN MITCHELL U

MAURICE THOMAS EXA

MANDI STRELLA P

TODD SMITH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

R – RESIGNED U - UNEXCUSED ABSENCE

TE - TERM EXPIRED P – PRESENT EXA – EXCUSED ABSENCE

QUORUM DETERMINATION: Yes **No**

IN LIGHT OF THE LACK OF A QUORUM, THOSE MEMBERS PRESENT MET AS A SUB-COMMITTEE.

COUNTY REPRESENTATIVE: **Yes** -TODD SMITH

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.

CALL MEETING TO ORDER:

The CPAC may limit the length of any off-agenda discussions.

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

PRESENTATION(S):

• Neighborhood Livability Initiative Update – Barry Chamberlain, Code Enforcement Manager

BARRY CHAMBERLAIN: ADDRESSED THE OUTREACH INTO THE NEIGHBORHOODS AND A CONCENTRATED APPROACH TO THE ENFORCEMENT. HE EXPLAINED THAT THERE IS COMPLAINT DRIVEN APPROACH TO ENFORCEMENT. MR. CHAMBERLAIN ANNOUNCED THE HIRING OF MORE OFFICERS FOR ZONING AND RENTAL HOUSING ENFORCEMENT. HE STRESSED THAT THE VEHICLE ABATEMENT PROGRAM IS ON-GOING.

PLANNING ITEMS FOR REVIEW:

Owner: Attention: William Vierra
Bradshaw Landing, LLC
150 Pelican Way, San Rafael, CA 94901

Attention: Chuck Shaw
SyWest Development
150 Pelican Way, San Rafael, CA 94901 916-804-2882; chuck_shaw@sywest.com

Attorney: Attention: Jim Wiley
Taylor & Wiley
2870 Gateway Oaks Drive, Suite 200, Sacramento, CA 95833

County Project Manager: *Jessica Brandt, Associate Planner, 875-2593; brandtj@saccounty.net*

Request: **Project Name: Assessor's Parcel No.:**

THE LANDING ZONING AGREEMENT AMENDMENT AND USE PERMIT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW EXTENSIONS

068-0210-007, -031, -036, -038, -043

The project is located on approximately 37.5 acres at 3150 Bradshaw Road, in the northwest quadrant of the Bradshaw Road and Highway 50 interchange, in the Cordova community. (Supervisor District 5: Don Nottoli)

Request: NOTE: This application is for an extension of entitlements related to a multiplex movie theater of approximately 3,600 seats in the LC (Limited Commercial) Zone and a sign program in the Highway 50 Special Sign Corridor approved in 2008 (Control No. 98-0681). The entitlements were previously extended to December 31, 2015. No changes to the approved project itself are proposed. The applicants also wish to extend the entitlements for five years, rather than the standard three.

1. A **Zoning Agreement Amendment** to allow an extension of Zoning Ordinance SZC2008-0017 and modification of Condition of Approval b.2 of said Zoning Ordinance, and a **Use Permit Amendment** and a **Design Review Amendment** to allow an extension of approvals of entitlements and modification of Condition of Approval #2, as follows:

“Any required subsequent procedural actions shall take place within 36 **60** months of the date of this approval or this action shall automatically be null and void.”

2. A **Special Development Permit** to allow a 60 month extension of the following deviations from development standards formerly approved under a Variance, Exception, and Special Review of Parking:

- Allow three directory pole signs to exceed the 200 square-foot maximum permitted sign area and the 25-foot maximum height, and to allow four directory pole signs along the Highway 50/Bradshaw Road on ramp frontage.
- Allow the height of buildings to exceed 40 feet.
- Allow a reduction of approximately 794 parking spaces based upon Transportation Systems Management Plan (TSMP) measures, proximity to light rail service, and overlapping parking demands due to varying hours of operation of various uses.

Allow 8-foot by 10-foot parking lot tree islands.

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

Investigating Member: NONE APPOINTED

COUNCIL RECOMMENDATION: NO QUORUM; ERGO, THE RECOMMENDATION IS INFORMATIONAL ONLY.

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: R.C. TRONVIG Seconded by: MANDI STRELLA

Vote: Yes: 3 No: 0 Abstain: 0 Absent: 3

Comments: THE REQUEST IS A FOR A 5 YEAR PERIOD RATHER THAN A THREE YEAR PERIOD. ROSEMONT IS IN NEED OF ECONOMIC REJUVINATION AND THIS EXTENSION, THE DEVELOPER BELIEVES, WILL BRING THAT REJUNIVENATION TO THE AREA.

PAUL BOWERS SPOKE ON THIS ISSUE AND NOTED THAT THIS PROJECT HAS A LONG HISTORY WITH LITTLE OR NO ACTUAL PROGRESS. HE ARGUED HISTORY SHOWS THAT SYWEST HAS GONE ON TO WORK OTHER PROJECTS AND ABANDONED THIS AREA AND THIS PROJECT.

SMITH ON BEHALF OF TAYLOR/WILE, YADVISED THE COMMITTEE THAT THE COUNTY EXTENDED THE ENTITLMENTS IN 2013 TO 2015 WITHOUT A MAP. THIS PRESENT EXTENSION IS NOT AUTOMATIC; ERGO, THE DEVELOPER MUST BRING IT BACK TO CORPAC. MR. SHAW NOTED THAT THE PROJECT IS

WITHIN THE OIL TANK BLAST ZONE AND THAT LIMITS THE USES AVAILABLE FOR THIS PROPERTY. SEQA APPROVAL WAS APPROVED 9-10 YEARS AGO AND IS THAT STILL RELEVANT TO THIS PROJECT AT THIS TIME. TODD SMITH CONFIRMED THAT IF THE PROJECT IS IDENTICAL TO THAT WHICH WAS APPROVED THEN SEQA IS STILL RELEVANT AND ACCEPTABLE. OATES DRIVE HAS BEEN DEDICATED TO THE COUNTY.

BOWERS ARGUED THAT THE PROJECT EXTENSION SHOULD BE DENIED.

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

OTHER BUSINESS:

PUBLIC COMMENT:

INFORMATION SHARING: TODD SMITH ADVISED THE COMMITTEE THAT HE SPOKE WITH VINEYARD ABOUT A JOINT MEETING RE DEVELOPMENT EDUCATION ON THE TOPICS OF WATER, TRAFFIC, ETC. THE COMMITTEE VOICED AN INTEREST IN SUCH WORKSHOPS PUT ON BY THE COUNTY.

APPROVAL OF MINUTES: NO QUORUM

ADJOURNMENT: MOTION BY TRONVIG; SECONDED BY STRELLA – VOTE UNANIMOUS.

CPAC Member forwarding minutes to County Planning and Environmental Review Division:
TRONVIG

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