

**CORDOVA COMMUNITY
PLANNING ADVISORY
COUNCIL**

MINUTES

Thursday, November 19, 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 - P ROBERT TRONVIG - P	<u>CHAIR</u> <u>SECRETARY</u>
MEMBERS:	DWIGHT HELMICK - P CARMEN MITCHELL - EXA	MAURICE THOMAS - 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	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: AT 7:00PM

- 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: None. Mr. F. Saed, the franchisee, made a presentation to the members. He responded that if the car stacking space was an additional 14 feet longer he would not need to be before CORPAC applying for a Use Permit for the shorter length drive through

COUNCIL RECOMMENDATION:

Motion by: Spike Helmick		Seconded by: Maurice Thomas		
Vote:	Yes 5	No 0	Abstain 0	Absent 1
Action: Approved				

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.: [PLNP2015-00233](#)

Project Name: CARDA SPECIAL DEVELOPMENT PERMIT

Assessor's Parcel No.: 060-0174-007

Location: The property is located at 3612 Kingsport Way, on the west side of Kingsport Way, approximately 150 feet south of the intersection of Kingsport Way and Condesa Drive in the Cordova community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: David Carda
3612 Kingsport Way, Sacramento, CA 95826
916-261-1212; djjecarda@att.net

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

Request: A **Special Development Permit** to allow an existing detached freestanding metal RV cover to remain within the required 5-foot side yard setback on approximately 0.16 acres in the RD-5 zone. The existing structure is setback 1 foot and 6 inches from the property line, which is less than the 5 foot minimum distance as required by Sacramento County Zoning Code section 5.4.5.B. Table 5.10, footnote 6.

Investigating Member: Gay Jones. Mr. and Ms. Carda, joined by many of their neighbors who spoke in favor of the granting the Special Developmental Permit, advised CORPAC that the structure had been in place without any issues arising for the past 13 years. One neighbor, who was not present at the meeting, complained about the amount of noise the Cardas were making in their back yard while undertaking a construction project. Code Enforcement was contacted and during the course of the investigation the Cardas were cited for an inadequate set-back of the structure. The structure was set-back 1.5 feet and the County's requirement is a 5 foot set-back.

COUNCIL RECOMMENDATION:

Motion by: Mandi Strella	Seconded by: R. Tronvig
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Vote:	Yes 5	No 0	Abstain 0	Absent 1
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Action: Council recommends granting the Special Development Permit in this instance to the Cards.

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:

3. Control No.: PLNR2015-00186**Project Name: Capital Christian Center Digital Sign Early CPAC Workshop****Assessor's Parcel No.: 068-0011-086**

Location: The property is located north of Capital Christian School, at the northeast intersection of Micron A venue and Mayhew Road, directly south of Highway 50 in the Cordova community.

Applicant/Phone/Email: Rick LeBurkien
9740 Micron Avenue, Sacramento, CA 95827
916-316-0014; rick.leburkien@inspirek12.com

County Project
Manager: *Thomas Vogt, Assistant Planner, 916-875-5563, vogtt@saccounty.net*

Request: A workshop to discuss a Use Permit to allow a 10-foot by 20-foot digital sign to be located adjacent to Highway 50 on approximately 7.51 acres in the RD-5 zone. (SCZC 5.10.1.K.1.)

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: Not Applicable – this matter comes before CORPAC as a “workshop” item. The applicant brings this to CORPAC as an information item only for the purpose of gauging CORPAC’s initial response to the concept of a digital billboard on Capital Christian Center (CCC) property for the purpose of outreach to the community and providing information as to CCC activities. CORPAC members raised concerns about the digital billboard being a distraction to freeway drivers; violative of the Highway 50 Corridor Concept; and visual blight. The applicant noted that digital billboards were already in place at Sacramento State University and further east on Highway 50. The Sac State billboard is on State property and CORPAC and the Supervisors have not control over that sign.

County Representative Todd Smith advised CORPAC he would research the County relative to this issue and forward that information to the members. While this information was not available at the meeting for continuity purposes Mr. Smith’s research is attached to these minutes –

I’m following up on our discussion last night regarding the digital sign proposal at Capital Christian Center. The previous version of the Zoning Code contains the standards for signs along Special Sign Corridors, including Highway 50.

Here’s a link to the previous version:

<http://www.per.saccounty.net/LandUseRegulationDocuments/Documents/ZoningCodes/335-01-Sign-Regulations.pdf>

The recently adopted Zoning Code Update contains most of the content of the previous Zoning Cord related to signs, with the addition of a section devoted to digital billboards (Chapter 5, Section 5.10.1.N.8). The provisions for Special Sign Corridors, including Highway 50, can be found in Section 5.10.7. Here’s a link to Chapter 5:

http://www.per.saccounty.net/LandUseRegulationDocuments/Documents/ZoningCode%20Final%20Adopted%20July%2022%202015/ZoningCode%20Chapter%205_Effective%20September%2025%2c%202015.pdf

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COUNCIL RECOMMENDATION:

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

Action: No action or vote was required; however, it was clear that the majority of CORPAC had reservations about the digital billboard in this case.

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: NONE

PUBLIC COMMENT: NONE

INFORMATION SHARING: TODD SMITH REMINDED CORPAC THAT THE MATHER FIELD PROJECT CAME BEFORE CORPAC IN SEPTEMBER OF THIS YEAR. HE THEN ADVISED THAT THE PRINCIPALS IN THAT PROJECT HAD HELD SEVERAL MEETING WITH OTHER STAKEHOLDERS (MAINLY ENVIRONMENTAL STAKEHOLDERS) AND AS A RESULT SUBSTANTIAL CHANGES WERE PROPOSED AND MADE TO THE PENDING PROJECT. THIS MATTER WOULD BE COMING BACK BEFORE CORPAC IN FEBRUARY, 2016 FOR FURTHER REVIEW.

APPROVAL OF MINUTES: N/A

ADJOURNMENT: MOTION BY R. TRONVIG SECONDED BY S. HELMICK - UNANIMOUS VOTE

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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