

MINUTES

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

County of Sacramento
Branch Center OB3, Conference Room 1
3701 Branch Center Road
Sacramento, CA 95827

Thursday, March 16, 2017

7:00 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Cordova.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Cordova CPAC Chair Gay Jones (916) 208-0736

Sacramento County Planning and Environmental Review Division representatives for the Cordova Area

Principal Planner Todd Smith (916) 874-6918 smithtodd@saccounty.net

Associate Planner Carol Gregory (916) 874-5854 gregoryc@saccounty.net

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

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Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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 P
 Vacant Vice-Chair -0-
 Robert Tronvig Secretary P

MEMBERS: Carmen Mitchell P Maurice Thomas P
 Chistopher Stahl P Mandi Strella P
 Erin Heath P

REPRESENTATIVES: Todd Smith P Carol Gregory U

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	YES	
COUNTY REPRESENTATIVE:	YES	

Matters under the jurisdiction of the CPAC that are not posted on the 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 7:00PM
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the February 16, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. Control No.:	PLNP2016-00464	Entitlement(s):	NCS
Project Name:	2 Sisters Recycling Center		
Assessor's Parcel No.:	060-0240-044		
Location:	The project is located 9195 Kiefer Blvd, approximately 550 feet east of S. Port Drive, in the Cordova community.		
Owner:	Patricia Tillman		
County Project Manager:	<i>Desirae Stephens, Assistant Planner, (916) 875-3035, stephensd@saccounty.net</i>		
Request:	A NCS to allow an existing convenience recycling center, to continue operating pursuant to Section 1.9.3.M of the SCZC.		
Investigating Member:	Gay Jones/ Chris Stahl		
Final Hearing Body:	Staff		

COUNCIL DISCUSSION-

Todd Smith, as County Representative, provided an overview of the request. The owner, Patricia Tillman is the applicant and owner of 2 Sisters Recycling and requests a Certificate of Nonconforming Use to continue the operations of a Convenience Recycling Center at 9195 Kiefer Bl. Mr. Smith pointed out that Sacramento County enacted a new zoning ordinance for such recycling centers and those that were in compliance with the prior zoning code were "grandfathered" in to allow them to continue to operate. 2 Sisters was in compliance with the prior zoning code section and as such she was permitted to make a timely application for a Certificate of Nonconforming Use to continue to operate.

Ms. Tillman spoke and advised the members that this facility has been in operation for 5 years. She and her partners own and operate a total of three recycling sites. The Kiefer Bl. site is located in a portion of the Save Mart parking lot that is not in frequent use. She helps the homeless with processing recycled items and has hired several homeless persons over the years she has been in business. The reason that this site is non-conforming with the present zoning code section is that the new section requires that recycling center to be inside a structure and 2 Sisters is not inside a structure.

Member C. Stahl commented that he spoke with some of the neighboring business owners and they had no objection to the continued operation of 2 Sisters.

Public Comment:

Mr. Arnold Joyce, a Rosemont neighborhood resident, spoke in opposition to the continued operation of 2 Sisters. While admitting that 2 Sisters was not doing a bad job in terms of its operation, he objected to the presence, and continued operation, of a recycling center at that location. He stated that homeless people consistently rummage through the Rosemont neighborhood recycling bins in front of the neighbors' homes stealing recyclables that they turn in to 2 Sisters for cash. He noted that some of the homeless actually trespass into the backyards of residents to collect recyclable items. He felt that there has been an increase in crime in the Rosemont area and very little response from the Sheriff's Department.

Mr. Richard Lovell, a Rosemont neighborhood resident, spoke in opposition to the issuance of a Certificate of Nonconforming Use noting that this is a neighborhood shopping center that is in need of the infusion of new and well established businesses. The presence of a recycling site in that shopping center is counter-productive to enhancing the "curb-appeal" of that business location. He also faulted the property owner who has not upgraded this commercial property.

Ms. E. Duenas, also a Rosemont resident, stated that she felt it was inconsistent, in this instance, to have a recycling center adjacent to a residential neighborhood compared to the locations of other recycling centers.

Mr. T. Duggan, President of the Rosemont Community Assoc. (RCA), stated that no complaints regarding the existence or operation of 2 Sisters has been brought to the RCA. His concern was if this owner was to sell the business to a less responsible owner and problem did develop in the future. He inquired as to whether the Certificate was in perpetuity or if it

was issued to the owner or assigned to the business.

Mr. Smith in response to the inquiry did some cursory research and offered the opinion that the Certificate was issued to the business and not the owner but there are six separate instances which could result in the revocation of the Certificate and they can be found in SZC Section 1.9.3A.

Member M. Thomas voiced his concern for the need for a consistent application of the zoning code section to attempt to attempt to avoid a conflict between residential neighborhoods and recycling centers.

Ms. M Strella state that it is her understanding that if there is no recycling center within a ½ mile of a residential community then the local grocery store must accept the recycled items and pay the CRV. Accordingly, if 2 Sisters ceases operation then the Save Mart must act as a recycling center; accept items and pay the CRV. Again, it was her understanding that that is the State law and one way or the other the Rosemont neighbors would still have a recycling center adjacent to their neighborhood.

Member R. Tronvig stated that it is the CorPAC duty to listen to the community and be the voice of the community in such matters.

It was moved and seconded to approve the application for a Certificate of Nonconforming Use for 2 Sisters.

Motion by: C. Stahl

Seconded by: E. Heath

Vote

Yes 6

No 1

Abstain -0-

Absent -0-

Action: A majority of the CorPAC members voted to approve the application for a Certificate of Nonconforming Use for 2 Sisters Recycling.

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. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

OTHER BUSINESS:

- **Melinda Avey and Paul Tanner on behalf of the Human Services Coordinating Council (an Advisory Board to the County Board of Supervisors). In 2014 Ms. Avey visited all of the C-PACs and and inquired about what safety net resources wee needed in our various communities; her visit tonight is a follow up on that meeting three years ago. The CorPac members raised the increased need for adequate food, housing, public safety, mental health services, re-entry to society to a void recidivism. Ms. Heath raised the concern for that element of our community who are above the poverty level yet on fixed incomes and do not have access to needed medical and other essential social services. Ms. Mitchell noted that many area churches provide food banks for the needy. A “food desert” is defined as a residential area without a food source (i.e. grocery store) within three miles. The term “food insecurity” is defined as when a person involuntarily misses a certain number of meals in a week or day due to lack of food.**
- **In terms of medical services, Ms. Jones pointed out that local law enforcement and firefighting agencies are working together to find alternatives for the needy re-directing them away from using 911 emergency services to Urgent Care facilities and other non-emergency providers. Ms. Jones pointed out that 911 calls for non-emergency services tie up emergency personnel in the ER of area hospitals. Those local agencies are working with State Representatives and Senators to fashion viable alternatives for medical care for non-emergency services.**
- **In terms of educating the public, it was suggested that there be a 311 Blitz and use of the social media program Nextdoor to advise the public of alternative medical non-emergency resources.**
- **It was noted that with the early release of non-violent prisoners there is a serious need to educate the releasees as to these medical resources and develop a re-entry plan to assist them is finding employment. Concern was raised about the management of “half-way houses” in our neighborhoods. The members all agreed that responsible local management is the key to a the successful operation of such transitional housing.**
- **Ms. Avey and Mr. Tanner took note of these concerns.**

PUBLIC COMMENT: -0-

MR. TODD SMITH ADVISED THE MEMBERS THAT THE WEST JACKSON MASTER PLAN NOTICE OF PREPARATION (NOP) FOR AN EIR HAS BEEN DELAYED AND SET BACK SECONDARY TO A FAILURE BY A STATE AGENCY TO POST THE NOP AND ALSO DUE TO A CONFLICT BETWEEN THE APPLICANT AND THE SCHOOL DISTRICT. ACCORDINLY, THE NOP WHICH WAS SENT OUT TO THE COMMUNITY IS VOIDED AND WILL BE FOLLOWED BY ANOTHER HOPEFULLY IN APRIL, 2017.

**THE MINUTES OF THE FEBRUARY, 2016 CORPAC MEETING WERE APPROVED ON UNANIMOUS VOTE.
(MOTION BY R. TRONVIG AND SECONDED BY G. JONES.**

ADJOURNMENT:

On motion of R. Tronvig and seconded by E. Heath this meeting was adjourned at 8:58pm; the members voted unanimously to adjoun.

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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