



ACTION SUMMARY
Cosumnes Community Planning Advisory Council (CPAC)
Wednesday, October 28, 2020 at 7:00 PM
(Teleconference-Video)

PUBLIC COMMENT PROCEDURES

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to public attendance. Meeting procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW MEETING

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/eupvpepa>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/eupvpepa> (Enter Event ID Code: **eupvpepa**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7257713#**)

MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

CPAC Members

James Perham – District 5 Appointee (Vice Chairperson)
Daniel Reid – District 5 Appointee (Secretary)
James Crowder – District 4 Appointee
John Merchant – District 4 Appointee
Frederick Hegge – District 5 Appointee
Robert Hunter – District 5 Appointee
Evan K. Winn – District 5 Appointee
(All members were present)

County of Sacramento Staff

Kevin Messerschmitt, Associate Planner (916) 874-7941 messerschmitt@saccounty.net
Renaë McClain-White, Meeting Clerk (916) 874-8022 townsends@saccounty.net

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

CALL MEETING TO ORDER

ROLL CALL

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. **PLNP2020-00171 – El Dorado Savings Bank Drive Through Conditional Use Permit**

Supervisorial District(s): Frost

Assessor Parcel No: 073-0890-004

Applicant/Owner: Murieta Marketplace Associates, LLC

Location: 7185 Murieta Drive In The Cosumnes Community.

Request: Conditional Use Permit To Allow A Drive Through With Amplified Sound Within 300 Feet Of A Residential Zone.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Wednesday, October 28, 2020, The Cosumnes Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (6 Yes, 0 No, 1 Absent).

Lead Planner: David Oulrey, Assistant Planner, (916)874-5920
oulreyd@saccounty.net

7:24 PM CPAC ACTION: Daniel Reid/John Merchant – Recommended the Planning Commission approve the Conditional Use Permit and Design Review as presented.

AYES: James Crowder, Frederick Hegge, John Merchant, James Perham, Daniel Reid, Evan Winn

NOES: None

ABSTAIN: None

ABSENT: Robert Hunter

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. **PLNP2020-00146 – Taco Bell Rancho Murieta**

Supervisorial District(s): Frost

Assessor Parcel No: 073-0890-029

Applicant/Owner: Silver Oak Management, Inc.

Location: 7205 Murieta Drive, Approximately 650 Feet Southeast Of The Jackson Road And Murieta Drive Intersection In The Rancho Murieta Community.

Request: Use Permit To A Drive-Through With Amplified Sound Features Located Within 300 Feet Of Residential Zoning Districts On Approximately 0.65 Acres In The LC (PD) Zoning District.

Special Development Permit To Allow A Reduced Reservoir (Stacking) Space Of 171 Feet From The Required 180 Feet For The Proposed Drive-Through Lane.

Design Review To Comply With Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

CPAC Recommendation: On Wednesday, October 28, 2020, The Cosumnes Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (6 Yes, 0 No, 1 Absent).

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711 shenj@sacounty.net

7:28 PM CPAC ACTION: John Merchant/Frederick Hegge – Recommended the Zoning Administrator approve the Use Permit, Special Development Permit and Design Review as presented. Staff addressed member questions and explained that stacking is the distance between the drive through entrance and the service window.

AYES: James Crowder, Frederick Hegge, John Merchant, James Perham, Daniel Reid, Evan Winn
NOES: None
ABSTAIN: None
ABSENT: Robert Hunter
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2020-00182 – Stoneridge Quarry Use Permit Amendment](#)

Supervisory District(s): Frost

Assessor Parcel No: 073-0020-008, 072-0110-045 And 072-0110-065

Applicant/Owner: Angelo G. Tsakopoulos

Location: Approximately 1.5 Miles South Of White Rock Road, And 500 Feet East Of Scott Road In The Cosumnes Community.

Request: Use Permit Amendment To Revise Condition No. 98 Of The Approved Use Permit Associated With Control No. PLNP2010-00264.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Wednesday, October 28, 2020, The Cosumnes Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (7 Yes, 0 No, 0 Absent).

Lead Planner: Mark Michelini, Senior Planner, (916) 874-5648
michelini@saccounty.net

7:44 PM CPAC ACTION: Frederick Hegge/Evan Winn – Recommended the Planning Commission approve the Use Permit Amendment as presented. Staff addressed member concerns and confirmed the extension was at the request of the applicant due to the current market and the Covid-19 restrictions at an unspecified cost. Staff explained the definition of tolling is a legal term used to describe a period of time during the threat and process of litigation.

AYES: James Crowder, Frederick Hegge, Robert Hunter, John Merchant, James Perham, Daniel Reid, Evan Winn

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

4. [PLNP2019-00027 – 2021-2029 Housing Element](#)

(Informational)

Supervisory District(s): All

Assessor Parcel No: Countywide

Applicant/Owner: County Of Sacramento, Office Of Planning And Environmental Review

Location: Countywide

Request: Presentation To The Community Planning Advisory Councils On The 2021-2029 Housing Element.

Final Hearing Body: Board Of Supervisors

Lead Planner: Kate Rose, Associate Planner, (916) 874-1192
rosekat@saccounty.net

7:45 PM CPAC ACTION: Presentation was made. Staff addressed member concerns and confirmed the Board of Supervisors has the authority to rezone an area, however, rural and agricultural areas are not typically used for affordable housing due to lack of public transportation and other community amenities. Staff confirmed there are steps to limit an increase of accessory dwelling units if they cause a threat to the community's water supply and parking availability.

MISCELLANEOUS MATTERS

5. Annual Officer Elections

8:39 PM CPAC ACTION: Frederick Hegge/John Merchant – Member James Crowder was elected as Chairperson.

AYES: James Crowder, Frederick Hegge, Robert Hunter, John Merchant, James Perham, Daniel Reid, Evan Winn

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

8:42 PM CPAC ACTION: James Perham/James Crowder – Member Daniel Reid was elected as Vice Chairperson.

AYES: James Crowder, Frederick Hegge, Robert Hunter, John Merchant, James Perham, Daniel Reid, Evan Winn

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

6. Staff Update

8:42 PM CPAC ACTION: No updates were made.

7. Council Member Comments

8:44 PM CPAC ACTION: Member John Merchant provided an update about the traffic for the Newbridge Development project.

8. Public Comments

8:45 PM CPAC ACTION: No public comments were made.

Adjourned at 8:46 p.m.

Monthly Meeting Scheduled Every Fourth (4th) Wednesday