



**ACTION SUMMARY**  
**Delta Citizens Municipal Advisory Council (CMAC)**  
**Wednesday, June 10, 2020 at 7:30 PM**  
**(Teleconference-Video)**

**ANNOUNCEMENT**

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

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item. Off agenda comments are addressed at the conclusion of the regular agenda.

**How to make a public comment**

- Email [boardclerk@saccounty.net](mailto:boardclerk@saccounty.net). Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

**How to view or listen to a 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/ezkwkeuk>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/ezkwkeuk> (Enter Event ID Code: **ezkwkeuk**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7564935#**)

**How to access 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.

**How to request an 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](mailto:BoardClerk@saccounty.net) prior to the meeting.

## CPAC Members

Gil Labrie – District 5 Appointee (Chairperson)  
Michael Steinbacher – District 5 Appointee (Vice Chairperson)  
Amelia Wareham – District 5 Appointee (Secretary)  
John Baranek – District 5 Appointee  
Stan Eddy – District 5 Appointee  
Bradford Pappalardo – District 5 Appointee  
Joseph Salman – District 5 Appointee  
William Schauer – District 5 Appointee  
Sally Shanks – District 5 Appointee  
Topper Van Loben Sels – District 5 Appointee  
Sandra Waterhouse – District 5 Appointee  
(Members Eddy, Pappalardo and Schauer were absent)

## County of Sacramento Staff

Tim Hawkins, Senior Planner (916) 874-5909 [hawkinst@saccounty.net](mailto:hawkinst@saccounty.net)  
Rena McClain-White, Meeting Clerk (916) 874-8022 [townsends@saccounty.net](mailto: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.

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

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### CALLED MEETING TO ORDER

### ROLL CALL

### INTRODUCTIONS

### CPAC ANNOUNCEMENTS

### CONSENT MATTERS FOR REVIEW

#### 1. [Approve Council Minutes From January 8, 2020](#)

7:43 PM CMAC ACTION: Topper Van Loben Sels/Sandra Waterhouse - Approved as recommended.

AYES: John Baranek, Gil Labrie, Joseph Salman, Michael Steinbacher, Topper Van Loben Sels, Amelia Wareham, Sandra Waterhouse

NOES: None

ABSTAIN: None

**PLANNING PROJECT MATTERS FOR REVIEW**

2. **PLNP2018-00160 – The Willow Ballroom Use Permit**

Supervisory District(s): Nottoli

Assessor Parcel No: 132-0091-019 And 020

Applicant/Owner: Donis And Dan Whaley, River Road Exchange

Location: 10724 State Highway 160 (CA-160), West Of The River Road/CA-160 And Hood Franklin Road Intersection In The Delta Community.

Request: Use Permit To Allow Event Center/Reception Hall Use At An Existing Approximately 10,000-Square-Foot Structure Located Approximately 4.68 Acres In The M-1(F) Zoning District.

Special Development Permit To Allow:

- Valet Parking For Events At The Willow Ballroom As A Means To Satisfy Off-Street Parking Requirements;
- The Existing Chain-Linked Fencing Located In The Front And Side Street Yards Of The Project Site To Deviate From Fencing Type Requirements;
- The Existing Five-Foot-Wide Planters Located Adjacent To And Within The CA-160 Right-Of-Way To Deviate From Landscape Screening Requirements For A Property Within A Scenic Corridor; And
- Deviation From Bicycle Parking Requirements.

Design Review To Comply With Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

CMAC Recommendation: On Wednesday, June 10, 2020, The Delta Citizens Municipal Advisory Council (CMAC) met and recommended approval of the proposed project (6 yes, 2 No, 3 Absent).

Lead Planner: Desirae Fox, Assistant Planner, 916-875-3035  
[foxde@saccounty.net](mailto:foxde@saccounty.net)

7:57 PM CMAC ACTION: Sandra Waterhouse/Topper Van Loben Sels – Recommended the Zoning Administrator approve the Use Permit, Special Development Permit and Design Review, subject to staff recommendations.

AYES: John Baranek, Gil Labrie, Joseph Salman, Michael Steinbacher, Topper Van Loben Sels, Sandra Waterhouse

NOES: Sally Shanks, Amelia Wareham

ABSTAIN: None

ABSENT: Stan Eddy, Bradford Pappalardo, William Schauer

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. **[PLNP2020-00041 – Meiliang You Farming Tentative Parcel Map](#)**

Supervisory District(s): Nottoli

Assessor Parcel No: 132-0010-009

Applicant/Owner: Matthew Lai/ Meiliang You Farming Corporation

Location: 0 River Road, Hood, CA 95639 In The Delta Community.

Request: Tentative Parcel Map To Divide An Existing 46.91 Acre Lot Zoned AG-40 Into Two Lots.

Special Development Permit To Deviate From The Minimum Lot Size For A Parcel In The AG-40 Zone Where The Resultant Parcel Will Be 5.0 Acres And Will House A Single Family Residential Development Pursuant To Section 6.4.6.I Of The Zoning Code.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

CMAC Recommendation: On Wednesday, June 10, 2020, The Delta Citizens Municipal Advisory Council (CMAC) met and recommended approval of the proposed project (8 yes, 0 No, 3 Absent).

Lead Planner: Desirae Fox, Assistant Planner, 916-875-3035  
[foxde@saccounty.net](mailto:foxde@saccounty.net)

8:05 PM CMAC ACTION: Sally Shanks/Topper Van Loben Sels – Recommended the Subdivision Review Committee approve the Tentative Parcel Map, Special Development Permit and Design Review, subject to staff recommendations.

AYES: John Baranek, Gil Labrie, Joseph Salman, Sally Shanks, Michael Steinbacher, Topper Van Loben Sels, Amelia Wareham, Sandra Waterhouse

NOES: None  
ABSTAIN: None  
ABSENT: Stan Eddy, Bradford Pappalardo, William Schauer  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

4. [PLNP2019-00202 – 10325 Franklin Boulevard Tentative Parcel Map](#)

Supervisory District(s): Nottoli

Assessor Parcel No: 132-0030-020

Applicant/Owner: Cornerstone Church of the Nazarene

Location: 10325 Franklin Boulevard In The A-2 Zone In The Delta Community.

Request: Tentative Parcel Map And Design Review To Divide 7.65 Acres Into Three Parcels, Two Of 2 Acres And One Of 3.87 Acres.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

CMAC Recommendation: On Wednesday, June 10, 2020, The Delta Citizens Municipal Advisory Council (CMAC) met and recommended approval of the proposed project (8 yes, 0 No, 3 Absent).

Lead Planner: Nishant Seoni, Assistant Planner, 916-874-7966  
[seonin@saccounty.net](mailto:seonin@saccounty.net)

8:27 PM CMAC ACTION: John Baranek/Sally Shanks - Recommended the Subdivision Review Committee approve the Tentative Parcel Map and Design Review, subject to staff recommendations.

AYES: John Baranek, Gil Labrie, Joseph Salman, Sally Shanks, Michael Steinbacher, Topper Van Loben Sels, Amelia Wareham, Sandra Waterhouse

NOES: None

ABSTAIN: None

ABSENT: Stan Eddy, Bradford Pappalardo, William Schauer

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

## MISCELLANEOUS MATTERS

### 5. Council To Consider Meeting Time Change

8:32 PM CMAC ACTION: Sally Shanks/Topper Van Loben Sels – Meeting time amended to 7:00 p.m.

AYES: John Baranek, Gil Labrie, Joseph Salman, Sally Shanks, Michael Steinbacher, Topper Van Loben Sels, Amelia Wareham, Sandra Waterhouse

NOES: None

ABSTAIN: None

ABSENT: Stan Eddy, Bradford Pappalardo, William Schauer

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

### 6. Staff Update

8:32 PM CMAC ACTION: No updates were provided.

### 7. Council Member Comments

8:33 PM CMAC ACTION: The Council requested an update at the next meeting regarding the American River Ag and status of the Community Planning Advisory Council Bylaws ordinance amendment.

### 8. Public Comments

8:40 PM CMAC ACTION: No public comments were made.

Adjourned at 8:40 p.m.

Monthly Meeting Scheduled Every Second (2<sup>nd</sup>) Wednesday