

# AGENDA

## NATOMAS COMMUNITY PLANNING ADVISORY COUNCIL

South Natomas Community Center  
2921 Truxel Road  
Sacramento, CA 95833

Thursday, September 13, 2018

6:00 PM

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

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

**Natomas CPAC Chair**                      Nicholas Avdis                      (916) 287-9292

**County of Sacramento, Office of Planning and Environmental Review representatives for the Natomas Area**

**Senior Planner**                      John Lundgren                      (916) 874-8043                      [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net)

**Associate Planner**                      Todd Taylor                      (916) 874-3125                      [taylor@t@saccounty.net](mailto:taylor@t@saccounty.net)

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

**To receive notifications or obtain more information regarding:**

**Sacramento County public meetings:** <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

**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-Natomas@saccounty.net](mailto:CPAC-Natomas@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:**    Nicholas Advis                      Chair  
                    Dean Blank                              Vice-Chair  
                    Henry Luu                                Secretary

**MEMBERS:**    Jamie Cutlip                              Tyler Hickey  
                    Mariana Sabeniano

**COUNTY PLANNING REPRESENTATIVES:**    John Lundgren                      Todd Taylor

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	Yes	No

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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

**PLANNING ITEMS FOR REVIEW:**

**1. Entitlement(s): PMR, DRS**

**Control No.:** PLNP20018-00172 Metro Air Park Lot 6 Tentative Parcel Map

**APN:** 201-1020-006-0000

**Applicant/Owner:** Valley Oak Industrial, LLC

**Location:** The Property is located on the east side of Power Line Road and approximately 1,600 feet south of West Elverta Road in the Natomas Community

**Request:**

1. A Tentative Parcel Map to divide approximately 85 acres into four lots in the Metro Air Park Special Planning Area (SPA)
2. A Design Review to comply with the Countywide Design Guidelines

**Final Hearing Body:** Subdivision Review Committee

**Lead Planner:** Meredith Holsworth, Associate Planner, (916-) 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

**2. Entitlement(s): UPZ, DRS**

**Control No.:** PLNP2018-00078 West Coast Glazing Use Permit

**APN:** 237-0015-007

**Applicant/Owner:** West Coast Glazing, Inc/WCGPOP LLC

**Location:** The property is located at 711 Striker Avenue at the intersection of Striker Avenue and Northgate Boulevard in the Natomas Community.

**Request:**

1. A Use Permit to allow a commercial glazing operation on a 2.3 acre parcel zoned MP (Industrial-Office Park).
2. A Design Review to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Zoning Administrator

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

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

<b>3.</b>	<b>Entitlement(s): UPZ, DRS</b>		
<b>Control No.:</b>	<b>PLNP2017-00339 Crossfit Natomas Use Permit</b>		
<b>APN:</b>	<b>225-0060-066</b>		
Applicant/Owner:	Aleksander Chung/Bre Delta Industrial Sacramento LP		
Location:	Located at 1215 Striker Avenue, 400 feet west of the intersection of Striker Avenue and National Drive in the Natomas Community.		
Request:	<ol style="list-style-type: none"> <li>1. A Conditional Use Permit to allow a physical fitness and training facility within an existing structure on a 13.39-acre parcel in the M-1 zone.</li> <li>2. A Design Review to comply with Countywide Design Guidelines.</li> </ol>		
Final Hearing Body:	Zoning Administrator		
Lead Planner:	Nishant Seoni, Assistant Planner, <a href="mailto:seonin@saccounty.net">seonin@saccounty.net</a> , 916-874-7966		
 <a href="#">Click here for more information.</a> 			

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

<b>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.</b>				
Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**STAFF UPDATE:**

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

*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 of Sacramento, Office of Planning and Environmental Review 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 1-800-855-7100.*



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*Outside unincorporated Sacramento County  
Dial 916-875-4311*