

**SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

Wednesday, June 18, 2014

6:30 PM

SHERIFF COMMUNITY ROOM
7000 - 65TH STREET, SUITE B
SACRAMENTO, CA 95823

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the South Sacramento CPAC Chairman, Curtis Banks at (916) 421-7054 or banks.curtis@metrofire.ca.gov or Midge Chapin at (916) 428-4119 or chapin@rcip.com. To contact the Sacramento County Planning and Environmental Review Division representativeS for the South Sacramento CPAC area, please call Manuel Mejia at (916) 874-7934 or mejiam@saccounty.net and Keri Blaskoski at (916) 875-1515 or blaskoskik@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (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 <http://www.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-SouthSacramento@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	CURTIS BANKS MIDGE CHAPIN	<u>CHAIR</u> <u>VICE-CHAIR</u>
MEMBERS:	TODD LAMBERT JOHN NEWMAN BURKE LUCY	SUZANNE LATHROP DAVID LATHROP OMAIR NASIM
REPRESENTATIVES:	MANUEL MEJIA - COUNTY PLANNING AND ENVIRONMENTAL REVIEW KERI BLASKOSKI – 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:

- 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.:** PLNP2014-00040
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1599>

Assessor’s Parcel No.: 037-0141-037

Owner: Herminio Vispo
 8282 Hayfield Circle, Sacramento, CA 95828

Applicant/Phone/Email: Raymond Frank
 770 Airport Boulevard, Burlingame, CA 94010
 650-387-8307; Raymond@frankarchitecture.com

Project Name: CHURCH OF CHRIST USE PERMIT AMENDMENT

County Project Manager: Charity Gold, Assistant Environmental Analyst, 874-7529; goldc@saccounty.net

Location: The property is located at 4910 Lemon Hill Avenue, on the south side of Lemon Hill Avenue, at the intersection of Lemon Hill Avenue and Sampson Boulevard, in the South Sacramento community.

Request: A **Use Permit Amendment** to allow a seminary and seminary housing in addition to a private school (440 children) and church on a 7.1-acre site, which is currently developed and used by the Iglesia ni Cristo church and school, in the RD-5 (Single Family Residential) zone. The project includes the following two phases:

Phase I:

- Phase I consists of conversion of two existing buildings from office use to a seminary housing use. Building A consists of 4,768 square feet and has a maximum occupant load of 96. Building B consists of 2,820 square feet and has a maximum occupant load of 56. In total, the buildings will provide seminary housing for approximately 150 adult students. Phase 1 will occur upon issuance of the Use Permit. Once construction Phase II is completed, Building A and Building B will return to office use.

Phase II:

- Phase II consists of construction of a new dormitory to house approximately 200 adult students and four new single-family residences to house one faculty member and their family per residence. A new parking area with 65 parking spaces and associated landscaping will be constructed concurrent with these buildings.

Investigating Member:

COUNCIL RECOMMENDATION:

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

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.: PLNP2013-00141
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1488>

Assessor's Parcel No.: 022-0232-006

Applicant/Phone/Email: Brian Bigelow
 7732 Fair Oaks Blvd, #107, Carmichael, CA 95608
 916-224-7537

Project Name: CAREFREE ASSISTED LIVING USE PERMIT

County Project Manager: Christopher Castorena, Planner II, (916)874-6409; castorenac@saccounty.net

Location: The property is located at 5500 Enrico Boulevard, on the west side approximately 335 feet north of Fruitridge Road, in the south Sacramento community.

Request: A **Use Permit** to allow a residential care home for up to 15 adults on approximately 0.23 acres in the RD-5 (Residential) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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

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:**PUBLIC COMMENT:****APPROVAL OF MINUTES:****ADJOURNMENT:**

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



**YOUR LINK
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ONLINE, OR ON THE GO!**

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Outside unincorporated Sacramento County
Dial 916-875-4311