



**ACTION SUMMARY**  
**South Sacramento**  
**Community Planning Advisory Council (CPAC)**  
**Thursday, June 18, 2020 at 6:30 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/kekaqyfg>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/kekaqyfg> (Enter Event ID Code: **kekaqyfg**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **4886483#**)

**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

Erica Jaramillo – District 2 Appointee (Chairperson)  
Stephanie Williams – District 2 Appointee (Vice Chairperson)  
Todd Lambert – District 2 Appointee (Secretary)  
Virginia Jameson – District 1 Appointee  
Burke Lucy – District 2 Appointee  
(Member Erica Jaramillo was not present)

## County of Sacramento Staff

Mark Michelini, Senior Planner (916) 874-5648 [michelinim@saccounty.net](mailto:michelinim@saccounty.net)  
Meg DeCourcy, Associate Planner (916) 874-6332 [decourcym@saccounty.net](mailto:decourcym@saccounty.net)  
Greg Teron, 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.

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/>.

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## CALLED MEETING TO ORDER

### ROLL CALL

### INTRODUCTIONS

### CPAC ANNOUNCEMENTS

## PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2020-00057 – Foot And Body Reflexology Certificate Of Nonconforming Use \(NCS\)](#)

(Informational)

Supervisory District(s): Kennedy

Assessor Parcel No: 026-0244-022

Applicant/Owner: May Huang/Bui Siti Living Trust

Location: 5942 Stockton Boulevard, Approximately 875 Feet North Of Lemon Hill Avenue In The South Sacramento Community.

Request: Certificate Of Nonconforming Use (NCS) For The Continued Operation Of An Existing Massage Establishment.

Final Hearing Body: Planning Director

Lead Planner: Michelle Nagao, Associate Planner, (916) 874-7523  
[nagaom@saccounty.net](mailto:nagaom@saccounty.net)

6:38 PM CPAC ACTION: Presentation was made. Members questioned hours of operation and if guidelines are available from the Sheriff's Department.

2. **[PLNP2020-00013 – Ink Freakz Tattoo Facility](#)**

Supervisory District(s): Kennedy

Assessor Parcel No: 042-0150-021

Applicant/Owner: Errol Villanueva

Location: 4399 Florin Road On The North West Corner Of Bowling Drive And Florin Road In The South Sacramento Community.

Request: Conditional Use Permit To Allow A Tattoo Facility In An Existing Building With Light Commercial (LC) Zoning Pursuant To Section 3.2.5, Table 3.1, Commercial, A.3.i Of The Zoning Code.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

CPAC Recommendation: On Thursday, June 18, 2020, The South Sacramento Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (4 Yes, 0 No, 1 Absent).

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

6:59 PM CPAC ACTION: Virginia Jameson/Burke Lucy – Recommended the Zoning Administrator approve the Conditional Use Permit and Design Review, subject to staff recommendations.

AYES: Virginia Jameson, Todd Lambert, Burke Lucy, Stephanie Williams  
NOES: None  
ABSTAIN: None  
ABSENT: Erica Jaramillo  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2020-00054 – Mutual Housing And Habitat For Humanity At 46<sup>th</sup> Street](#)

Supervisory District(s): Kennedy

Assessor Parcel No: 039-0011-013

Applicant/Owner: Mutual Housing California/Habitat For Humanity  
Greater Sacramento

Location: Southern Terminus Of Lang Avenue And 46th Street,  
Approximately 0.3 Miles South Of 47th Avenue In  
The South Sacramento Community.

Request: Tentative Subdivision Map To Divide An  
Approximately 7.1-Gross acre, Split-Zoned Parcel  
Into 18 Lots For Single-Family Residential Uses On  
Approximately 3.6 Gross Acres In The RD-5 Zone.  
Two Lots For 108 Affordable Apartment Units On  
Approximately 3.5 Gross Acres In RD-20 Zoning  
District.

Special Development Permit To Allow Deviation From  
The Minimum Setback Required From  
Residentially-Zoned Or Property Used For Residential  
Purposes. Deviation From The Required Landscape  
Screening North Of The Trash Enclosure.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Thursday, June 18, 2020, The South Sacramento  
Community Planning Advisory Council (CPAC) Met  
And Recommended Approval Of The Proposed Project  
(4 Yes, 0 No, 1 Absent).

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

8:26 PM CPAC ACTION: Virginia Jameson/Todd Lambert – Recommended the  
Planning Commission approve the Tentative Subdivision Map and Special  
Development Permit, subject to staff recommendations.

AYES: Virginia Jameson, Todd Lambert, Burke Lucy, Stephanie Williams

NOES: None  
ABSTAIN: None  
ABSENT: Erica Jaramillo  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

### **MISCELLANEOUS MATTERS**

#### 4. Staff Update

8:26 PM CPAC ACTION: No updates were made.

#### 5. Council Member Comments

8:26 PM CPAC ACTION: Members had concerns with public interaction during teleconference meetings and suggested alternate options for managing public comments.

#### 6. Public Comments

8:27 PM CPAC ACTION: No public comments were made.

Adjourned at 8:28 p.m.

Monthly Meeting Scheduled Every Third (3<sup>rd</sup>) Wednesday