



AGENDA
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. 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 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

County of Sacramento Staff

Mark Michelini, Senior Planner (916) 874-5648 michelini@saccounty.net
Meg DeCourcy, Associate Planner (916) 874-6332 decourcym@saccounty.net
Greg Teron, 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. [PLNP2020-00057 – 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

2. **PLNP2020-00013 – Ink Freakz Tattoo Facility**

Supervisorial 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

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

3. **PLNP2020-00054 – Mutual Housing And Habitat For Humanity At 46th Street**

Supervisorial 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

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

MISCELLANEOUS MATTERS

4. Staff Update
 5. Council Member Comments
 6. Public Comments
- Adjournment

Monthly Meeting Scheduled Every Third (3rd) Wednesday