



ACTION SUMMARY
South Sacramento
Community Planning Advisory Council (CPAC)
Tuesday, October 20, 2020 at 6:30 PM
(Teleconference-Video)

PUBLIC COMMENT PROCEDURES

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

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW 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/rukbsbt>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/rukbsbt> (Enter Event ID Code: **rukbsbt**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7447623#**)

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.

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)
Burke Lucy – District 2 Appointee
Safiya Munif – District 2 Appointee
(Members Lucy and Munif were not present)

County of Sacramento Staff

Mark Michelini, Senior Planner (916) 874-5648 michelinim@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. [PLNP2019-00055 – Danish Townhomes](#) (Continued From September 16, 2020; Item No. 1)
Supervisorial District(s): Kennedy

Assessor Parcel No: 039-0052-060

Applicant/Owner: Fred Arastoo/Danish And Samara Umer

Location: 6505 44th Street, Approximately 680 Feet South Of 47th Avenue In The South Sacramento Community.

Request: Special Development Permit To Deviate From The Following Multifamily Development Standards:
 - Deviation From The Required Density (20 Dwelling Units Per Acre) By 50%;
 - Deviation From The Interior Side Yard Setback;
 - Deviation From The Rear Yard Setback;
 - Deviation From Landscape Screening Requirements For A Multifamily Project Adjacent To Residential; And,
 - Deviation From The Parking Lot Shade Requirements.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

CPAC Recommendation: On Wednesday, October 20, 2020, The South Sacramento Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (3 Yes, 0 No, 2 Absent).

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

7:00 PM CPAC ACTION: Stephanie Williams/Todd Lambert – Recommended the Zoning Administrator approve the Special Development Permit and Design Review as presented. Staff addressed member concerns and confirmed a masonry wall or fencing would be added if landscaping was not required, there will be two parking spaces per unit, and the units will be rentals with an option to purchase in the future.

AYES: Todd Lambert, Stephanie Williams, Erica Jaramillo

NOES: None

ABSTAIN: None

ABSENT: Burke Lucy, Safiya Munif

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2019-00057 – Calvine Road/Highway 99 Special Planning Area Rescission](#)

Supervisory District(s): Kennedy

Assessor Parcel No: 060-0011-014

Applicant/Owner: County Of Sacramento

Location: South Side Of Calvine Road Between Highway 99 And Cliffcrest Drive In The South Sacramento Community.

Request: Zoning Ordinance Amendment To Rescind The Calvine Road/Highway 99 Special Planning Area Ordinance (SPA) And Rezone Properties Within The SPA To Zoning Districts Consistent With The Sacramento County Zoning Code.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Wednesday, October 20, 2020, The South Sacramento Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (3 Yes, 0 No, 2 Absent).

Lead Planner: David Oulrey, Assistant Planner, (916) 874-5920
oulreyd@sacounty.net

7:15 PM CPAC ACTION: Todd Lambert/Erica Jaramillo – Recommended the Board of Supervisors approve the Zoning Ordinance Amendment as presented. Staff addressed member concerns and confirmed there are no future development plans or current applications. Members requested an update on development plans after applications are submitted.

AYES: Todd Lambert, Stephanie Williams, Erica Jaramillo

NOES: None

ABSTAIN: None

ABSENT: Burke Lucy, Safiya Munif

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. **[PLNP2020-00020 – 7775 Stockton Boulevard Retail Development](#)**

Supervisory District(s): Kennedy

Assessor Parcel No: 115-1980-001

Applicant/Owner: All Access Permits/JOB Investments

Location: Southeast Corner Of The Stockton Boulevard And Mimosa Way Intersection In The South Sacramento Community.

Request: Use Permit To Allow A Drive-Through With No Amplified Sound Features Located Within 75-Foot Of Residential Zoning Districts.

Special Development Permit To Allow A Trash Enclosure To Be Located Approximately 6-Foot From Residential Zoning.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

CPAC Recommendation: On Wednesday, October 20, 2020, The South Sacramento Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (3 Yes, 0 No, 2 Absent).

Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441
baatarb@saccounty.net

7:31 PM CPAC ACTION: Stephanie Williams/Todd Lambert – Recommended the Zoning Administrator approve the Use Permit, Special Development Permit and Design Review as presented. Staff addressed member concerns and confirmed the drive through will be a single lane used by only one tenant and the trash enclosure location was placed in an area to be aesthetically pleasing to the community.

AYES: Todd Lambert, Stephanie Williams, Erica Jaramillo

NOES: None

ABSTAIN: None

ABSENT: Burke Lucy, Safiya Munif

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

4. [PLNP2019-00027 – 2021-2029 Housing Element](#)

(Informational)

Supervisorial District(s): All

Assessor Parcel No: Countywide

Applicant/Owner: County Of Sacramento, Office Of Planning And Environmental Review

Location: Countywide

Request: Presentation To The Community Planning Advisory Councils On The 2021-2029 Housing Element.

Final Hearing Body: Board Of Supervisors

Lead Planner: Kate Rose, Associate Planner, (916) 874-1192
rosekat@saccounty.net

7:31 PM CPAC ACTION: Presentation was made. Staff addressed member concerns and confirmed the data source used to estimate affordable housing came from the multiple County departments. Staff will research concerns about tenants facing eviction, developer incentives and the programs presented in the housing strategy. Members recommended staff work with tenant groups to address tenant issues and work with other community groups to obtain feedback regarding housing.

MISCELLANEOUS MATTERS

5. Staff Update

7:45 PM CPAC ACTION: No updates were made.

6. Council Member Comments

7:56 PM CPAC ACTION: No comments were made.

7. Public Comments

7:56 PM CPAC ACTION: No public comments were made.

Adjourned at 8:24 p.m.

Monthly Meeting Scheduled Every Third (3rd) Wednesday