



**ACTION SUMMARY**  
**South Sacramento**  
**Community Planning Advisory Council (CPAC)**  
**Wednesday, August 19, 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](mailto: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/vqvewegd>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/vqvewegd> (Enter Event ID Code: **vqvewegd**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7021670#**)

## 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](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)  
Burke Lucy – District 2 Appointee  
(All members were 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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## CALL MEETING TO ORDER

## ROLL CALL

## INTRODUCTIONS

## CPAC ANNOUNCEMENTS

## PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2020-00119 – Orchard Loop Retail Pad And Drive Through](#)

Supervisorial District(s): Kennedy

Assessor Parcel No: 115-1450-021 And 115-1450-023

Applicant/Owner: All Access Permits/PDF Development II, LLC

Location: Orchard Loop Lane In The Calvine Road Special Planning Area In The South Sacramento Community.

Request: Development Plan Review For An Approximately 2,081 Square Foot Retail Pad With Drive- Thru Located On Approximately 0.84 Acres.

Special Development Permit To Deviate From The 0.10 Minimum Floor Area Ratio Requirement Prescribed By Section 508-212.7 Of The Calvine Road Special Planning Area Ordinance.

Design Review To Comply With The Countywide And Calvine Special Planning Area Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Wednesday, August 19, 2020, The South Sacramento Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (4 Yes, 0 No, 0 Absent).

Lead Planner: David Oulrey, Assistant Planner, (916)874-5920  
[oulreyd@saccounty.net](mailto:oulreyd@saccounty.net)

7:00 PM CPAC ACTION: Todd Lambert/Burke Lucy – Recommended the Planning Commission approve the Development Plan Review, Special Development Permit and Design Review, subject to staff recommendations. Staff addressed Member concerns and provided the language from the Calvine Special Planning Area Design Guidelines specifically allowing automobile dominant business on this parcel.

AYES: Erica Jaramillo, Todd Lambert, Burke Lucy, Stephanie Williams

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2019-00296 – South Sac Properties Boat, Recreational Vehicle And Commercial Storage](#)

Supervisorial District(s): Kennedy

Assessor Parcel No: 115-0031-038

Applicant/Owner: Sabi Singh

Location: Northwest Corner Of The Wilbur Way And Elsie Avenue Intersection In The South Sacramento Community.

Request: Development Plan Review To Allow An Approximately 6,800-Squarefoot Shop/Office And The Storage Of Operable Boats, Recreational Vehicles And Commercial Vehicles On Approximately 12.9 Acres In The M-1 Zoning District And South Sacramento Industrial Neighborhood Preservation Area (NPA).

Minor Use Permit To Allow The Storage Of Operable Boats, Recreational Vehicles And Vehicles On Approximately 12.9 Acres In The M-1 Zoning District.

Special Development Permit To Allow A Reduction In The Required 75-Foot Setback From Abutting Residential Zones To The South (Proposed 50-Foot Setback) Of The Subject Parcel; Uncovered Storage Proposed Outside The Buildable Portion Of The Subject Parcel, Specifically Within The Required Yard Area Abutting Residential Zones To The South Of The Subject Parcel; And An Increase In The Maximum 10-Foot Distance Between Required Fencing And Proposed Trees In The Required Landscape Planter To The West (Proposed Approximately 16 Feet) And To The South (Proposed Approximately 30 Feet).

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Wednesday, August 19, 2020, The South Sacramento Community Planning Advisory Council (CPAC) Met And Recommended Denial Of The Proposed Project (2 Yes, 2 No, 0 Absent).

Lead Planner:

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

7:34 PM CPAC ACTION: Burke Lucy/Todd Lambert – Recommended the Planning Commission approve the Development Plan Review, Minor Use Permit, Special Development Permit and Design Review, subject to staff recommendations. Staff acknowledge Member concerns with air quality and traffic impacts.

MOTION FAILED

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

7:45 PM CPAC ACTION: Erica Jaramillo/Stephanie Williams – Approved the preauthorization of submitting an appeal to the Planning Commission.

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

### **MISCELLANEOUS MATTERS**

#### 3. Staff Update

7:45 PM CPAC ACTION: Planning staff provided an update on the proposed amendments to the Community Planning Advisory Councils' Bylaws and Zoning and County Code Ordinances that was approved by the Board of Supervisors on August 18, 2020.

#### 4. Council Member Comments

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

#### 5. Public Comments

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

Adjourned at 7:56 p.m.

Monthly Meeting Scheduled Every Third (3rd) Wednesday