

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

Sheriff Community Room
7000 65th Street, Suite B
Sacramento, CA 95823

Wednesday, May 16, 2018

6:30 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

South Sacramento CPAC Chair Burke Lucy (916) 393-6997

County of Sacramento, Office of Planning and Environmental Review representatives for the South Sacramento Area

Senior Planner Mark Michelini (916) 874-5648 michelinim@saccounty.net
Associate Planner Meg de Courcy (916) 874-6332 decourcym@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

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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: Burke Lucy Chair
Vacant Vice-Chair
Todd Lambert Secretary
Orga Pacheco Secretary

MEMBERS: John Newman Virginia Jameson
Erica Jaramillo

COUNTY PLANNING REPRESENTATIVES: Mark Michelini Meg de Courcy

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **April 4, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): PMR, DRS**
Control No.: **PLNP2018-00081 Lupsa Tentative Parcel Map**
APN: **115-1970-007, 008, 009, 010**
Applicant/Owner: Varney Land Survey's
Location: The property is located at 8134 Stevenson Avenue, approximately 250 feet east of Power Inn Road, in the South Sacramento community.
Request: 1. A **Tentative Parcel Map** to create three lots and a remainder lot in the RD-5 zoning district on approximately 1.87 acres in the South Sacramento Community.
 2. A **Design Review** to comply with the Countywide Design Guidelines.
Final Hearing Body: Subdivision Review Committee
Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2. **Entitlement(s): CZB, SDP, SPP_{ADD}, EXP**
Control No.: **PLNP2015-00052 Florin Vineyards I (04-0207) and II**
APN: **064-0071-045; 064-0072-003, 014, 024 and 040**
Applicant/Owner: Evergreen Communities
Location: The Property is Located At 6855 Gardner Avenue
Request: *Note: This proposal includes entitlements for both the previously approved Florin Vineyards I project (Control #04-0207), and the proposed Florin Vineyards II project (Control No. PLNP2015-00052).*

Florin Vineyards I (04-0207)
 1. **An Amendment** to the South Sacramento Community Plan to change the existing land use designation for: APN004-0072-040 portion: 1.3± acres from RD 3-5 (Residential 3 to 5 dwelling units/acre) to RD 5-7 (Residential 5 to 7 dwelling units/acre)
 2. **An Amendment** to the Florin Vineyard Community Plan to change the existing land use designation for: APN004-0072-040 portion: 1.3± acres from RD 3-5 to RD 5-7
 3. **A Rezone** to change the existing land use designation for: Rescind Ordinance No. SZC-2011-0008 pertaining to the land use designations for portions of APN064-0072 040 only, previously approved conditions (SZC-20177- 0008) are still applicable. APN064-0072-040 portion: 1.4± acres from RD-5 with density bonus to RD-7 APN064 0072-040 portion: 2.1± acres from RD-5 with density bonus to O (Recreation) APN064 0072-040 portion: 5.3± acres from O to RD-5 APN064-0072-040 portion: 1.8± acres of O to remain O resulting in a total of 3.9± acres of O for the park site
 4. **A Large Lot Tentative Map** to subdivide 80.4+ acres into 18 large lots (combined I and II) for: APN's 064-0071-045, APN064-0072-003, 014, 024, and 040
 5. **A Tentative Subdivision Map** to divide Florin Vineyards II, which impacts the boundaries of Florin Vineyards I: APN064-0072-003 APN064-0072-040
 6. **An Amendment** to a previously approved Special Development Permit (SPBS-2011-0001) to allow an affordable housing density bonus and deviations from the lot size

and width standards. on 5.3 acres (portion of APN064-0072-040), previously approved conditions (SPBS-2011-001) are still applicable

7. **A Design Review** to comply with the Countywide Design Guidelines.
8. Abandonment of easements and public road rights-of-way

Florin Vineyards II PLNP2015-00052

1. **An Amendment** to the South Sacramento Community Plan to change the existing land use designation for: APN064-0072-024: 11.6 acres from RD3-5 to RD5-7
2. **An Amendment** to the Florin Vineyard Community Plan to change the existing land use designation for: APN064-0072-024: 11.6 acres from RD3-5 to RD5-7
3. **A Rezone** to change the existing land use designation for: APN064-0072-024: 11.6 acres from AG10 (Agricultural Residential 10 acre lot size) to RD-7 APN064-0072-014 portion: 1.9 acres from M1 (Light Industrial) to RD7
4. **A Large Lot Tentative Map** to subdivide 80.4+ acres into 18 large lots (combined I and II) for: APN's 064-0071-045, APN064-0072-003, 014, 024, and 040
5. **A Tentative Subdivision Map** to subdivide 14.7 acres into 83 single family residential lots, one drainage lot, two landscape lots, and one open space lot for: APN064-0072-024 APN064-0072-003 portion APN064-0072-014 portion APN064-0072-040 portion
6. **A Design Review** to comply with the Countywide Design Guide

Final Hearing Body: Board of Supervisors

Lead Planner: Cindy Schaer, Project Manager, (916) 874-8624 schaerc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3. Entitlement(s): SDP, SPA, DRS

Control No.: PLNP2018-00042 Carlile Estates Unit 2 Subdivision Map

APN: 115-1810-042

Applicant/Owner: Vintage Homestead, LLC.

Location: The property is located at 8021 Iacocca Way in the South Sacramento

Request:

1. **A Tentative Subdivision Map** to allow 11 lots in the RD-5 zone
2. **A Special Development Permit** to deviate from density requirements and allow a density increase for energy conservation design
3. **A Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Nishant Seoni, Assistant Planner, 916-874-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

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. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

STAFF UPDATE:

OTHER BUSINESS:

PUBLIC COMMENT:

ADJOURNMENT:

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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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 1-800-855-7100.



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MINUTES

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

Sheriff Community Room
7000 65th Street, Suite B
Sacramento, CA 95823

Wednesday, April 18, 2018

6:30 PM

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

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County of Sacramento, Office of Planning and Environmental Review representatives for the South Sacramento Area

Senior Planner Mark Michelini (916) 874-5648 michelinim@saccounty.net

Associate Planner Meg de Courcy (916) 874-6332 decourcym@saccounty.net

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OFFICERS: Burke Lucy-**P** Chair
Vacant Vice-Chair
Todd Lambert-**P** Secretary
Orga Pacheco-**EXA** Secretary

MEMBERS: John Newman-**P** Virginia Jameson-**P**
Erica Jaramillo-**P**

COUNTY PLANNING REPRESENTATIVES: Mark Michelini-**EXA** Meg de Courcy-**P**, Chris Pahule-**P**, and Ciara Atilano-**P**

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	<u>Yes</u>	No
COUNTY PLANNING REPRESENTATIVE:	<u>Yes</u>	No

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CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **March 21, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): SDP, APP_{ADD}, DRS

Control No.: PLNP2017-00158 Bobby Tentative Subdivision Map

APN: 050-0351-002, 003, 014

Applicant/Owner: Aras Design and Construction, Inc.

Location: Property Located Approximately 200 Feet East Of Citrus Avenue, Bordered By Meader Avenue To The North And Pomegranate Avenue To The South, In The South Sacramento Community.

Request:

1. A **Tentative Subdivision Map** to create 19 lots in the RD-7 zoning district on approximately 3 acres in the South Sacramento Community.
2. A **Special Development Permit** to deviate from lot size and setback requirements.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: APPROVE **TIME: 7:15 PM**

Motion by: Jameson		Seconded by: Jaramillo		
Vote	Yes 5	No 0	Abstain 0	Absent 1

Action: Project comments from Council and community are on the CPAC Referral form.

2. Entitlement(s): UPZ

Control No.: PLNP2017-00334 Primetime Nutrition

APN: 042-0162-018

Applicant: Paradigm Construction, Inc.

Owner: 7171 Bowling Drive, LLC

Location: The property is located at 7171 Bowling Drive, on the east side of Bowling Drive, approximately 300 feet north of Florin Road in the South Sacramento Community.

Request:

1. A **Use Permit** to allow a retail business (specialty grocer) in the BP Zone on approximately 3.54 acres.
2. An **Incidental Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: APPROVE **TIME: 7:45 PM**

Motion by: Jameson		Seconded by: Jaramillo		
Vote	Yes 5	No 0	Abstain 0	Absent 1

Action: Project comments from Council and community are on the CPAC Referral form.

3.

Control No.: PLNP2018-00021 Florin Auto Sales and Display Area Early CPAC Workshop

APN: 065-0041-051

Applicant: TTS Enterprises LLC

Location: The project is located at 8524 Florin Road on the south side of Florin Road, approximately 195 feet east of French Road, in the community of South Sacramento.

Request: An Early CPAC Workshop to discuss placing an outdoor auto sales display lot on a 1.05 acres parcel zoned General Commercial (GC).

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: SEE ACTION BELOW

TIME:

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action: As a result of the applicant not attending the meeting, this project was not heard.

4. **Entitlement(s):** PCN, UPB, PMB, SPB, DRS

Control No.: PLNP2018-00025 ARCO AM/PM PCN

APN: 042-0012-042

Applicant: Takhar South Sac, Inc.

Owner: Burlington Coat Factory of Florin, Inc.

Location: The project is located on the northwest corner of Florin Road and 65th Street in the South Sacramento Community.

Request:

1. A **Use Permit** to allow a 24-hour gas station, 24-hour convenience store, and drive through operation, in the SC zone.
2. A **Tentative Parcel Map** to subdivide an existing 13.6 acre parcel into two parcels of 1.16 acres and 12.44 acres.
3. A **Special Development Permit** to deviate from Zoning Code Section 5.5.2 Table 5.13 to allow for a reduction from the 56-foot side street yard setback for the convenience store.
4. A **Public Convenience and Necessity (PCN)** for selling alcoholic beverages for off premise consumption.
5. A **Discretionary Design Review** for a gas station, convenience store, drive-through restaurant to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

Final Hearing Body: Board of Supervisors

Lead Planner: George Dellwo, Project Manager, (916) 875-3711 dellwog@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: SEE ACTION BELOW				TIME:	
Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	
Action: As a result of the applicant not attending the meeting, this project was not heard.					

5. **Entitlement(s): UPP, DRS**

Control No.: PLNP2018-00059 Florin Road Small Cell Site

APN: 043-0062-024

Applicant/Owner: New Cingular Wireless PCS, LLC.

Location: The property is located at 8061 Florin Road, on the northwest corner of Power Inn Road and Florin Road in the South Sacramento Community.

Request:

1. A **Use Permit** to allow a small cell site on an existing wooden utility pole, for a maximum height of 32feet on 0.65 acres in the LC (Limited Commercial) zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: APPROVE			TIME: 8:10 PM	
Motion by: Jaramillo		Seconded by: Jameson		
Vote	Yes 5	No 0	Abstain 0	Absent 1
Action: Project comments from Council and community are on the CPAC Referral form.				

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. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

STAFF UPDATE:

OTHER BUSINESS:

- **CPAC Training - Meg De Courcy**
- **Annual CPAC Training and Appreciation Event Reminder April 30th**

Council to consider approval of the February 21, 2018 minutes:

Council voted to approve minutes of February 21, 2018.

Motion by: Jameson; Seconded by: Lambert; Vote: Yes 5, No 0, Abstain 0, Absent 1.

Council to consider approval of the March 21, 2018 minutes:

Council voted to approve minutes of March 21, 2018.

Motion by: Jaramillo; Seconded by: Lucy; Vote: Yes 3, No 0, Abstain 2, Absent 1.

PUBLIC COMMENT:

ADJOURNMENT: 8:30 pm

CPAC Member forwarding minutes to County Planning and Environmental Review Division: Todd

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