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

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

Wednesday, June 20, 2018
6:30 PM

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.

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** https://public.govdelivery.com/accounts/CASACRAM/subscriber/new

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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  Stephanie Upchurch

**COUNTY PLANNING REPRESENTATIVES:**
- Mark Michelini  Meg de Courcy

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<tr>
<th>EXA – Excused Absence</th>
<th>U – Unexcused Absence</th>
<th>P – Present</th>
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<tr>
<td><strong>QUORUM DETERMINATION:</strong></td>
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<td><strong>COUNTY PLANNING REPRESENTATIVE:</strong></td>
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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 18, 2018 and May 16, 2018** minutes
PLANNING ITEMS FOR REVIEW:

1. **Control No.:** PLNP2016-00457 Thuong Quang Temple
   **APN:** 051-0200-015
   **Applicant:** Thinh Thien Do
   **Location:** The property is located at 7539 Power Inn Road, north of the Power Inn Road/Gerber Road intersection, in the South Sacramento community.
   **Request:**
   1. **A Use Permit** from the Zoning Administrator to allow a religious institution on approximately 1.75 acres in the RD-20 zone.
   2. **A Special Development Permit** for the following deviations:
      A. **Zoning Code Section 5.2.5.B.3** – to allow a 10 feet tall masonry wall as opposed to the required maximum height of 7 feet.
      B. **Zoning Code Section 5.8.2.A.2.b** – to allow a 5 feet interior side yard building setback as opposed to the required minimum of 6 feet.
      C. **Zoning Code Section 5.8.2.A.2.c** – to allow a 15 feet rear yard building setback as opposed to the required minimum of 25 feet.
   3. **A Design Review** to comply with the Countywide Design Guidelines.

   **Final Hearing Body:** Zoning Administrator
   **Lead Planner:** Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

   [Click here for more information.]

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<tr>
<th>COUNCIL RECOMMENDATION:</th>
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<td>Motion by:</td>
<td>Seconded by:</td>
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**Action:**
2. **Control No.**: PLNP2017-00073 6012 37th Street  
**APN**: 037-0011-055  
**Applicant**: JTS Engineering Consultants  
**Location**: The property is located at 6012 37th Street, at the terminus of 37th Street approximately 700 feet east of Franklin Blvd. in the South Sacramento Community.  
**Request**:  
1. A **Tentative Subdivision Map** to divide 1.7-acres into 12 lots ranging in size from 4,071-square feet to 9,222 square feet in the RD-10 Zoning District.  
2. A **Special Development Permit** to deviate from the following requirements of the multifamily zones: Proposed Lots 2, 3, 9 and 10 range in size from 6,025 to 6,092 square feet which is smaller than the 6,200 square foot minimum parcels size for interior two-family lots.  
3. An **Abandonment** to abandon a portion of the right of way of 37th Street that is not necessary to serve the subdivision. …  
4. A **Design Review** to comply with the Countywide Design Guidelines.  

**Final Hearing Body**: Planning Commission  
**Lead Planner**: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

Click here for more information.

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**COUNCIL RECOMMENDATION**:  
Motion by:  
Seconded by:  
Vote | Yes | No | Abstain | Absent  
---|---|---|---|---  
Action:

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3. **Control No.**: PLNP2018-00109 T-Mobile 65th Street Use Permit Amendment  
**APN**: 042-0012-020  
**Applicant**: T-Mobile  
**Location**: The property is located at 6960 65th Street, located on the north side of 65th Street, approximately 185 feet west of Sky Parkway in the South Sacramento community.  
**Request**:  
1. A **Use Permit Amendment** (Control Number 2002-0373) to add four 8-foot panel antennas, four AIR 32 panel antennas, four remote radio units and associated equipment to an existing 63’ 6” monopole.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  

**Final Hearing Body**: Zoning Administrator  
**Lead Planner**: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

Click here for more information.

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**COUNCIL RECOMMENDATION**:  
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.

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<td>Yes:</td>
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<td>Abstain:</td>
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<td>Comments:</td>
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STAFF UPDATE:

OTHER BUSINESS:

PUBLIC COMMENT:

ADJOURNMENT:

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MINUTES

SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL

Sheriff Community Room
7000 65th Street, Suite B
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http://www.per.saccounty.net/CPAC/Pages/CPAC-SouthSacramento.aspx

Wednesday, April 18, 2018
6:30 PM

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- Vacant  Vice-Chair
- Todd Lambert-P  Secretary
- Orga Pacheco-EXA  Secretary

**MEMBERS:**

- John Newman-P
- Erica Jaramillo-P
- Virginia Jameson-P

**COUNTY PLANNING REPRESENTATIVES:**

- Mark Michelini-EXA
- Meg de Courcy-P, Chris Pahule-P, and Ciara Atilano-P

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- 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  
   **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.](#)

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<th>COUNCIL RECOMMENDATION: APPROVE</th>
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<tr>
<td>Yes 5</td>
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<tr>
<td>Abstain 0</td>
<td>Absent 1</td>
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</table>

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

2. **Entitlement(s):** UPZ  
   **Control No.:** PLNP2017-00334  
   **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.](#)

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<td>Yes 5</td>
<td>No 0</td>
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<tr>
<td>Abstain 0</td>
<td>Absent 1</td>
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</table>

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

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<tr>
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<td>Seconded by:</td>
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<td>Vote</td>
<td>Yes</td>
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Action: As a result of the applicant not attending the meeting, this project was not heard.
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.

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<td>Action:</td>
<td>As a result of the applicant not attending the meeting, this project was not heard.</td>
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</table>
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. **Use Permit** to allow a small cell site on an existing wooden utility pole, for a maximum height of 32 feet on 0.65 acres in the LC (Limited Commercial) zone.
2. **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

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<th>Motion by: Jaramillo</th>
<th>Seconded by: Jameson</th>
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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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Bobby Tentative Subdivision Map
PLNP2017-00158
CONTROL NO.

FINAL HEARING BODY: Planning Commission

Ciara Atilano, Assistant Planner

**ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT**

1. Number of council members present: 5  Quorum: YES  NO
2. Number of community members present: 4
3. Summarize neighborhood response or reaction: Like project but concerned with more traffic and concerned about traffic & pedestrian safety on narrow streets adjacent to project
4. Council recommendation: APPROVAL ✔ DENIAL □ CONTINUE □
5. CPAC Comments/Recommendation (If No vote, please explain)
   (Note: This section will reflect discussion(s) during meeting.):
   Need to have HOA-applicant said they will
   Site plan is to be considered as Tentative Subdivision Map
   Agree with need for more traffic safety features in the area
6. If denied, CPAC pre-authorized appeal: YES □ (Vote Below)

Burke Lucy
Chairperson or Secretary  4-18-18  6:30  7:15

Date  Start time  End time

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RETURN TO PLANNER AT MEETING
04-18-2018
MEETING DATE

Prime Nutrition
PROJECT NAME

PLNP2017-00334
CONTROL NO.

FINAL HEARING BODY: Zoning Administrator

Planning Division
Project Manager:

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 5 Quorum: YES □ NO □
2. Number of community members present: 0
3. Summarize neighborhood response or reaction:

4. Council recommendation: APPROVAL □ DENIAL □ CONTINUE □
5. CPAC Comments/Recommendation (If No vote, please explain)
   (Note: This section will reflect discussion(s) during meeting):
   Worried that the site is a bit hidden, but applicant said the business
   model works with past WIC customers.
   Prices controlled by program and state-wide averages
   6. If denied, CPAC pre-authorized appeal: YES □ (Vote Below)

Burke Lucy
Chairperson or Secretary
4-18-18
Date
7:15
Start time
7:45
End time

*EXA - Excused Absence U - Unexcused Absence P - Present

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RETURN TO PLANNER AT MEETING
MINUTES

SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL

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7000 65th Street, Suite B
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Wednesday, May 16, 2018
6:30 PM

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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-EXA
Erica Jaramillo-P

COUNTY PLANNING REPRESENTATIVES:
Mark Michelini-EXA
Chris Pahule-P
Meg de Courcy-EXA
Cindy Schae-P

EXA – Excused Absence
U - Unexcused Absence
P – Present

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 18, 2018 minutes
Continued vote on approving meeting minutes until next meeting.
County staff will include CPAC Referral forms (both sides) with meeting 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: APPROVE**  
**TIME:** 6:55 PM  
Motion by: Jaramillo  
Seconded by: Newman  
**Vote**  
Yes: 4  
No: 0  
Abstain: 0  
Absent: 2  
Action: Project comments from the Council are on the CPAC Referral form.  
Investigating member: Todd

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.


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 RD7 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

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**COUNCIL RECOMMENDATION: APPROVE**  
**TIME:** 7:35 PM

Motion by: Newman  
Seconded by: Jaramillo

Vote  
Yes 4  
No 0  
Abstain 0  
Absent 2

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

Investigating member: None

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

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**COUNCIL RECOMMENDATION: APPROVE**  
**TIME:** 8:03 PM

Motion by: Lambert  
Seconded by: Lucy

Vote  
Yes 4  
No 0  
Abstain 0  
Absent 2
Action: Project comments from the Council and community are on the CPAC Referral form.
Investigating member: Todd

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: 8:05 PM

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

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.
ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: __4__ Quorum: YES □ NO □
2. Number of community members present: __0__
3. Summarize neighborhood response or reaction: None present

4. Council recommendation: APPROVAL □ DENIAL □ CONTINUE □

5. CPAC Comments/Recommendation (If No vote, please explain)
(Note: This section will reflect discussion(s) during meeting):

6. If denied, CPAC pre-authorized appeal: YES □ (Vote Below)

Chairperson or Secretary 5/16/18 6:30 6:55

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RETURN TO PLANNER AT MEETING
* Parcel 2 driveway will be off Visalia Way & cliff way off the new curve
  * Parcel 1 will have no parking in fire dept turn around
  * Remainder lot will not have requirement for improvements on Stevenson Ave
05-16-2018
MEETING DATE

Florin Vineyards I (04-0207) and II
PROJECT NAME

CZB, SDP, SPP, ADD, EXP
ENTITLEMENT(S)

□ ADJACENT CPAC (If Applicable)

PLNP2015-00052
CONTROL NO.

FINAL HEARING BODY: Board of Supervisors

Cindy Schaer, Project Manager

Planning Division
Project Manager:

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 4  Quorum: YES☑ NO□
2. Number of community members present: 1
3. Summarize neighborhood response or reaction:

   when or what will trigger fight at Florin Rd?

4. Council recommendation: APPROVAL ☑ DENIAL ☐ CONTINUE ☐
5. CPAC Comments/Recommendation (If No vote, please explain) (Note: This section will reflect discussion(s) during meeting.):

6. If denied, CPAC pre-authorized appeal: YES☐ (Vote Below)

Chairperson or Secretary  5/16/18  6:55  7:35
Date  Start time  End time

*EXA - Excused Absence  U - Unexcused Absence  P - Present

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RETURN TO PLANNER AT MEETING
* Florin Vineyard I - will improve Gardner and add Signal @ Florin Rd
* Florin Vineyard II - will add signal on South Watt at new road,
* Proposed access road to the north will be set aside if north of FVII is ever developed.
05-16-2018

MEETING DATE

Carlile Estates Unit 2 Subdivision Map

PROJECT NAME

SDP, SPA, DRS

ENTITLEMENT(S)

☐ ADJACENT CPAC (If Applicable)

PLNP2018-00042

CONTROL NO.

FINAL HEARING BODY: Planning Commission

Planning Division
Project Manager: Nishant Seoni, Assistant Planner

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 4 Quorum: YES [✓] NO [ ]
2. Number of community members present: 1
3. Summarize neighborhood response or reaction:
   
   Like project as it very similar to existing neighborhood

4. Council recommendation: APPROVAL [✓] DENIAL [ ] CONTINUE [ ]
5. CPAC Comments/Recommendation (If No vote, please explain)
   (Note: This section will reflect discussion(s) during meeting):
   
   
6. If denied, CPAC pre-authorized appeal: YES [ ] (Vote Below)

Chairperson or Secretary

[Signature]

5/16/18

Date

7:35

Start time

8:03

End time

*EXA - Excused Absence  U - Unexcused Absence  P - Present

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RETURN TO PLANNER AT MEETING
The project will complete several streets in the neighborhood.

- Will address septic and leech field if one exists for removal when project is development.

- This project will developed in much the same way as Carlile Estates to the west.

- New homes will have solar energy panels that allows for 25% increase in density.

- All lots will satisfy min size for RD-5 zone.

- SMUD study states that there is a 33% savings in energy with the panels.