

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, January 15, 2020

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 michelini@saccounty.net

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

To receive notifications or obtain more information regarding:

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

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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
Erica Jaramillo Vice-Chair
Todd Lambert Secretary

MEMBERS: John Newman Virginia Jameson
Stephanie Williams

COUNTY PLANNING REPRESENTATIVES: Mark Michelini Meg DeCourcy

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

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2016-00356 – Raj Subdivision

APN: 115-0061-044, 115-0061-004/005

Applicant/Owner: Aras Design & Construction Inc./ Raj Kumar

Location: A property located approximately 215 feet south of Elsie Avenue and 235 feet east of Stockton Boulevard in the South Sacramento community.

Request:

1. A **Community Plan Amendment and Rezone** from SC and RD-5 to RD- 7 on approximately 4.3 acres.
2. A **Zoning Ordinance Amendment** to amend the Victoria Avenue Neighborhood Preservation Area to remove the project site from the boundaries.
3. A **Tentative Subdivision Map** to create 30 residential lots on approximately 4.3 acres in the RD-7 zone.
4. A **Special Development Permit** to deviate from lot size, lot width, and yard setback requirements.
5. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

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

[Click here for more information.](#)

2.

Control No.: PLNP2019-00268 – Florin Arco AM/PM PCN

APN: 042-0162-009

Applicant/Owner: Kevin Saephan/ Lao Mien Service Station Inc.

Location: A property located at 4421 Florin Road, approximately 180 feet east of Bowling Drive and Florin Road in the South Sacramento community.

Request: A **Letter of Public Convenience or Necessity (PCN)** from the Sacramento County Board of Supervisors for a Type 20 (Beer & Wine) liquor license at an existing AM/PM convenience store.

Final Hearing Body: Board of Supervisors

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

[Click here for more information.](#)

3.	Control No.:	PLNP2019-00302 - Foot and Body Reflexology Certificate of Nonconforming Use
	APN:	043-0220-047
	Applicant/Owner:	May Huang/ Stockton CTR LLC
	Location:	The property is located approximately 650 feet north of 65th Street in the South Sacramento community.
	Request:	A Certificate of Nonconforming Use (NCS) to allow for the continued operation of an existing massage enterprise at 6821 Stockton Boulevard, Suite #135. This item is not subject to a Vote by the CPAC.
	Final Hearing Body:	Planning Director
	Lead Planner:	Kevin Messerschmitt, Associate Planner, (916) 874-7941, messerschmittk@saccounty.net
	Click here for more information.	

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.

STAFF UPDATE:

OTHER BUSINESS:

4. Annual Election of Officers

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 the Clerk of the Board at (916) 874-5411, 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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