

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, February 20, 2019

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
	Vacant	Vice-Chair
	Todd Lambert	Secretary
MEMBERS:	John Newman	Virginia Jameson
	Erica Jaramillo	Stephanie Williams
COUNTY PLANNING REPRESENTATIVES:	Mark Michelini	Meg DeCourcy

<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

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2018-00025 – ARCO AM/PM 65th Street/Florin Road

APN: 042-0012-042

Applicant/Owner: Takhar South Sac, Inc. / Burlington Coat Factory of Florin, Inc.

Location: A Property Located On The Northwest Corner Of The 65th Street/Florin Road Intersection In The South Sacramento Community.

Request:

1. A **Tentative Parcel Map** to divide an existing 13.08 acre parcel into one 1.25 acre lot and one 11.83 acre lot.
2. A **Use Permit** to allow a 24-hour automobile service station and a 24-hour convenience store in the SC, Shopping Center zone, on approximately 1.25 acres.
3. A **Special Development Permit** to allow a reduction of the landscape planter from 25 feet to 20 feet.
4. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2.

Control No.: PLNP2018-00087 – Arco AM/PM 65th And Florin PCN

APN: 042-0012-042

Applicant/Owner: Takhar, Robert Singh

Location: For an Arco AM/PM at the northwest corner of 65th Expressway and Florin Road.

Request: The Board of Supervisors (Board) hears requests for **public convenience/necessity (PCN)** applications for liquor licenses within the unincorporated area, prior to issuance of a license by the State Department of Alcoholic Beverage Control (ABC) if the site is located within an over concentrated census tract or a specified high crime reporting district. The applicant is requesting an Off Sale Beer & Wine (Type 20) license due to being in a high crime reporting district and in an over concentrated census tract for the Arco AM/PM at the northwest corner of 65th Street and Florin Road in the South Sacramento Community.

Final Hearing Body: Board of Supervisors

Lead Planner: Cindy Schaer, 874-8624, schaerc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
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Vote	Yes	No	Abstain	Absent
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Action:

3.

Control No.: PLNP2018-00283 – Wesley Avenue Parcel Map

APN: 039-0091-006

Applicant/Owner: Phillip Chang

Location: Located at 0 Wesley Avenue, Approximately 850 Feet East Of Franklin Boulevard And 275 Feet South Of 49th Avenue in the South Sacramento County.

Request:

1. A **Tentative Parcel Map** to create four (4) residential lots on 0.78 acre property on a RD-10 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

4.

Control No.: PLNP2019-00049 – Chohan Woods Tentative Subdivision Map- Early Workshop

APN: 115-0201-018

Applicant/Owner: Chohan Woods

Location: The project is located at 7516 Rangeview Lane, on the South side of Rangeview Lane approximately 365 feet west of Power Inn Road in the South Sacramento community.

Request: An **Early CPAC Workshop** to discuss a Tentative Subdivision Map and related entitlements to divide a 7.23-acre parcel in the RD-5 Zoning District into 61 lots. The lots will range in size from 3,840 to 5,115 square feet.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with the Office of Planning and Environmental Review. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Leanne Mueller, Associate Planner, Office of Planning and Environmental Review, at muellerl@saccounty.net 99160874-6155. Please include the Control Number and Project Name in your inquiry.

Lead Planner: Leanne Mueller, 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
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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:

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 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.



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

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*Outside unincorporated Sacramento County
Dial 916-875-4311*