

# AGENDA

## SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

Sheriff Community Room  
7000 65<sup>th</sup> Street, Suite B  
Sacramento, CA 95823

Wednesday, June 19, 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](mailto:michelini@saccounty.net)

**Associate Planner** Meg DeCourcy (916) 874-6332

[decourcym@saccounty.net](mailto: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](mailto: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

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	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.:** PLNP2018-00342 – Mutual Housing On The Boulevard

**APN:** 051-0640-047

Applicant/Owner: Mutual Housing California/ Stockton Boulevard Housing Associates, LP

Location: A property located at 7351 Stockton Boulevard, approximately 200 feet north of the intersection of Stockton Boulevard and Orange Avenue in the South Sacramento community.

Request:
 

1. A **Tentative Parcel Map** to divide approximately 6.8 acres into two lots in the RD-20 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2.

**Control No.:** PLNP2019-00009 – Easy Truck Rental

**APN:** 064-0050-017

Applicant/Owner: Ali Khalil

Location: A Property Located At 7051 McComber Street, Approximately 835 feet North Of Florin Road In The South Sacramento Community.

Request:
 

1. A **Conditional Use Permit** to the Zoning Administrator to allow a private truck driving school with ancillary truck storage on an industrial lot with 1.1 acres in the Old Florin Town Special Planning Area.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Desirae Fox, Assistant Planner, [Foxde@saccounty.net](mailto:Foxde@saccounty.net), (916) 875-3035

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3.

**Control No.:** PLNP2019-00090 – City Food & Deli PCN

**APN:** 042-0150-020

**Applicant/Owner:** Charan Budwal & Paramvir Singh Budwal

**Location:** Located at 7076 Bowling in the South Sacramento community.

**Request:** A **Public Convenience and Necessity letter** from the Sacramento County Board of Supervisors, prior to issuance of a Type 21 license by the State Department of Alcoholic Beverage Control (ABC), at an existing convenience store of approximately 2,400 square feet.

**Final Hearing Body:** Board of Supervisors

**Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

4.

**Control No.:** PLNP2019-00067 – Royal Event Hall Use Permit

**APN:** 050-0301-051

**Applicant/Owner:** Tejpal Singh Virk/ Seung Baek

**Location:** A Property Located At 7323 Home Leisure Plaza, Suite 6, In The South Sacramento Community.

**Request:**

1. A **Use Permit** to allow an event hall exceeding a capacity of 300 persons.
2. A **Design Review** to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Zoning Administrator

**Lead Planner:** Kimber Gutierrez, Associate Planner, 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

5. **Control No.:** PLNP2018-00117 – Williamsburgh Conditional Use Permit  
**APN:** 042-0150-039 and 38  
**Applicant/Owner:** SF Florin LP.  
**Location:** Located at 4241 Williamsburgh Drive in the South Sacramento Community.  
**Request:** 1. A **Use Permit** to allow a congregate care facility to house 150 residents on a 3-acre parcel in an existing building.  
2. A **Design Review** to comply with the Countywide Design Guidelines.  
**Final Hearing Body:** Planning Commission  
**Lead Planner:** Nishant Seoni, Assistant Planner, 916-974-7966, [seonin@saccounty.net](mailto:seonin@saccounty.net)  
[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>		<b>TIME:</b>		
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:				

**OTHER BUSINESS:**

- Workshop On Modifications To CPACs**

**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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Dial 916-875-4311*