

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, September 18, 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
	Erica Jaramillo	Vice-Chair
	Todd Lambert	Secretary

MEMBERS:	John Newman	Virginia Jameson
		Stephanie Williams

COUNTY PLANNING REPRESENTATIVES:	Mark Michelini	Meg DeCourcy
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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

PLANNING ITEMS FOR REVIEW:

1. **Control No.:** **PLNP2018-00119 – Request For A General Plan Amendment To The Environmental Justice Element**

APN: **Countywide**

Applicant/Owner: County Of Sacramento – Office Of Planning And Environmental Review

Location: Countywide

Request:

1. A **General Plan Amendment** to replace the Phase 1 Environmental Justice Element with the Phase 2 Environmental Justice Element. The purpose of this amendment is to add additional environmental justice policies and implementation measures to the Environmental Justice Element that was adopted by the Board of Supervisors on May 8, 2018.
2. **Adoption of the Supporting Research Document** comprised of staff research that supports many of the policies and implementation measures contained in the Phase 2 Environmental Justice Element.
3. A **General Plan Amendment** to amend the Agriculture, Air Quality, Economic Development, Land Use and Public Facilities Elements of the General Plan. These amendments are all related to Environmental Justice and support the Phase 2 Environmental Justice Element by amending existing policies and implementation measures, adding new policies and implementation measures, removing redundant policies and moving existing policies and implementation measures to the Environmental Justice Element for consistency and ease of use.

Final Hearing Body: Board of Supervisors

Lead Planner: Tim Kohaya, Associate Planner, (916) 874-5982, kohayat@saccounty.net

[Click here for more information.](#)

2. **Control No.:** **PLNP2018-00031 – 7354 Gardner Avenue**

APN: **065-0041-012-0000**

Applicant/Owner: Gustavo Delgado

Location: A property located at 7354 Gardner Avenue, on the west side of Gardner Avenue, approximately 2,000 feet south of Florin Road, in the South Sacramento community.

Request:

1. A **Special Development Permit** to allow two accessory structures to exceed 100% of the habitable floor area of the primary dwelling.
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

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

[Click here for more information.](#)

3.

Control No.: PLNP2019-00081 – Stockton Boulevard 7-Eleven

APN: 043-0220-009

Applicant/Owner: Tekin & Associates, LLC/ TA Stockton Florin, LLC

Location: A property located at 7171 Stockton Boulevard, on the northeast corner of Florin Road and Stockton Boulevard, in the South Sacramento community.

Request:

1. A **Use Permit** to allow an auto service station and a 24-hour convenience store on SC-zoned property.
2. A **Special Development Permit** to allow the proposed project to deviate from the required 135-foot minimum public street frontage for all new primary service stations to 126-feet.
3. A **Special Development Permit** to allow the proposed project to deviate from the required 20 percent landscape area to 17 percent.
4. A **Special Development Permit** to allow the proposed fuel station roof structure to extend higher than the required 2 ½ feet above the design structure clearance height to 3 feet.
5. A **Special Development Permit** to allow the proposed project to deviate from the required 8 foot wide landscape planter between the parking area and sidewalks to 4 feet.
6. A **Special Development Permit** to allow the proposed convenience store to deviate from the required 56-foot front and street side yard setback to 20 feet.
7. A **Special Development Permit** to allow the proposed trash enclosure to deviate from the perimeter landscape planter to two sides of the enclosure.
8. A **Special Development Permit** to allow the proposed project to deviate from the required 125-square foot maximum sign area for all signs on an automobile service station site to 193.25 square feet.
9. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

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

[Click here for more information.](#)

4.

Control No.: PLNP2019-00101 – Stockton Boulevard 7-Eleven PCN

APN: 043-0220-009

Applicant/Owner: 7-Eleven, Inc./ Katy Schardt

Location: A property located at 7171 Stockton Boulevard, on the northeast corner of Florin Road and Stockton Boulevard, in the South Sacramento community.

Request: A **Letter of Public Convenience and Necessity (PCN)** from the Sacramento County Board of Supervisors for a Type 20 (Beer & Wine) liquor license at a new 24-hour convenience store.

Final Hearing Body: Board of Supervisors

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529, gutierrezk@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:

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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