AGENDA

SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL

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

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

Wednesday, April 18, 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

**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

Orga Pacheco  Secretary

**MEMBERS:**  John Newman  Virginia Jameson

Erica Jaramillo

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

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<th>EXA – Excused Absence</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 **March 21, 2018 minutes**
1. **Entitlement(s):** SDP, APP, DRS  
   **Control No.:** PLNP2017-00158 Bobby Tentative Subdivision Map  
   **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.](#)

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

2. **Entitlement(s):** UPZ  
   **Control No.:** PLNP2017-00334 Primetime Nutrition  
   **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@saccouny.net  

   [Click here for more information.](#)

### COUNCIL RECOMMENDATION:  
**Motion by:**  
**Seconded by:**  
**Vote** | **Yes** | **No** | **Abstain** | **Absent**  
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**Action:**
3.

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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Action:
Control No.: PLNP2018-00025 ARCO AM/PM Convenient Store Use Permit and Parcel Map

Control No.: PLNP2018-00087 ARCO AM/PM Public Convenience Necessity (PCN)

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 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.

Request: A request for a Public, Convenience and Necessity (PCN) letter from the Sacramento County Board of Supervisors for a Type 20 (Beer and Wine only) liquor license.

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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Action:
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. A 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. A 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

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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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STAFF UPDATE:

OTHER BUSINESS:
- CPAC Training- Meg De Courcy
- Annual CPAC Training and Appreciation Event Reminder April 30th

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.