

# AGENDA

## SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, April 18, 2018

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 de Courcy (916) 874-6332 [decourcym@saccounty.net](mailto: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](mailto: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

<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
- Council to consider approval of the **March 21, 2018** minutes

**PLANNING ITEMS FOR REVIEW:**

**1. Entitlement(s): SDP, APP<sub>ADD</sub>, 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](mailto:atilanoc@saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
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@saccounty.net](mailto:atilanoc@saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
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](mailto:atilanoc@saccounty.net)

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

4. **Entitlement(s):** PCN, UPB, PMB, SPB, DRS  
**Control No.:** PLNP2018-00025 ARCO AM/PM Convenient Store Use Permit and Parcel Map  
**APN:** 042-0012-042  
**Applicant:** Takhar South Sac, Inc.  
**Owner:** Burlington Coat Factory of Florin, Inc.  
**Location:** The project is located on the northwest corner of Florin Road and 65<sup>th</sup> Street in the South Sacramento Community.  
**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.

**Control No.:** PLNP2018-00087 ARCO AM/PM Public Convenience Necessity (PCN)  
**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](mailto:dellwog@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. **Entitlement(s): UPP, DRS**

**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 32feet 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](mailto:holsworthm@saccounty.net)

[Click here for more information.](#)

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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:

#### STAFF UPDATE:

#### OTHER BUSINESS:

- CPAC Training- Meg De Courcy
- Annual CPAC Training and Appreciation Event Reminder April 30<sup>th</sup>

#### 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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ONLINE, OR ON THE GO!**

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Dial 916-875-4311