AMENDED AGENDA

Wednesday, August 16, 2017
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  Juliette Robinson  (916) 874-6929  robinsonj@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
Vacant  Secretary

MEMBERS:  Todd Lambert
John Newman
Orga Pacheco
Virginia Jameson

COUNTY PLANNING REPRESENTATIVES:  Mark Michelini
Juliette Robinson

EXA – Excused Absence  U - Unexcused Absence  P – Present

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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 July 19, 2017 and June 21, 2017 minutes.
**PLANNING ITEMS FOR REVIEW:**

1. **Entitlement(s):** XSP

   **Control No.:** PLNP2017-00156  Short Road Time Extension

   **APN:** 115-0142-025

   **Location:** The project is located at 8221 Short Road, bordered by Short Road to the west and Keech Court on the east, in the South Sacramento Community.

   **Applicant/Owner:** William Kolstad, Jr.

   **County Project Manager:** Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

   **Request:** A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number 2005-0565), to divide approximately 4.26 acres into 13 single-family lots in the RD-2 and RD-4 zone of the South Sacramento community.

   **Investigating Member:**

   **Final Hearing Body:** Planning Commission

   [Click here for more information]

### COUNCIL RECOMMENDATION:

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<tr>
<th>Motion by:</th>
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**OTHER BUSINESS:**
PUBLIC COMMENT:

ADJOURNMENT:

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MINUTES

Wednesday, July 19, 2017
6:30 PM

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

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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 June 21, 2017 minutes (if available) - No minutes available; add to next agenda
# PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** SDP, DRS

   **Control No.:** PLNP2016-00493  
   **Citrus Tentative Subdivision Map**

   **APN:** 050-0371-019

   **Location:** The project is located at 7550 Citrus Avenue, on the west side of Citrus Avenue, approximately 250 feet southwest of the Citrus Avenue/Pomegranate Avenue intersection, in the South Sacramento community.

   **Owner:**\( (Michael) \) Khuong CA LY
   **Engineer:** Patricia Stafford, PAS Design Services

   **County Project Manager:** Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net

   **Request:**
   1. A **Tentative Subdivision Map** to divide a 1.4 acre parcel into six single family residential lots on property zoned RD-5.
   2. A **Design Review** to comply with the Sacramento County Zoning Code Section 6.3.2.A. Design Review.

   **Investigating Member:** Todd

   **Final Hearing Body:** Planning Commission

   [Click here for more information](#)

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## COUNCIL RECOMMENDATION: APPROVE

**TIME:** 7:40 PM

**Motion by:** John  
**Seconded by:** Virginia

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<tr>
<th>Vote</th>
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<th>0</th>
<th>Abstain</th>
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**Action:**

**Comments:**

Engineer presented and responded to questions:

- One house already built on northern most proposed lot
- Sidewalk and gutter completely in along the Citrus Avenue
- All utilities (dry and wet) are already in and stemmed out behind sidewalk including one hydrant
- Put in 1200' of sewer line already as part of this project
- Very little grading left to do
- RD-5 is common zoning around project
- Single family homes, 3-4 bedrooms, similar in size to surrounding neighborhood is planned for the new five lots

Council comments and concerns:

- Why wasn't this project allowed to apply for an extension like so many other projects that were dormant for years?
- Are the three vacant lots to the west of this project land locked or will they have access to Citrus or Pomegranate in order to be developed?
- Neighbors were vocal regarding the County's poor management of the sewer lines in this neighborhood.

Neighborhood comments:

- Two neighbors (representing two properties) were at the meeting.
- Both spoke in favor of this project, but had big concerns why this part of the County has had poor service compared to other neighborhoods. From sewer lines, to sidewalks, stop signs and speed bumps.
Both neighbors are really concerned with how the County has poorly managed the installation of sewer lines in this area. Records have not been kept of what was installed decades ago even though neighbors installed the lines and have been billed for services all this time.

They also tried to tie into Mr. Ly's sewer line work to minimize future hook-up cost and roadway work, but because of poor management weren't allowed.

Apparently earlier constructed man holes were placed too low that required additional construction cost to Mr. Ly's project.

<table>
<thead>
<tr>
<th>Control No.</th>
<th>PLNP2017-00157 Quick Quack Car Wash Gerber</th>
</tr>
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<tbody>
<tr>
<td>APN</td>
<td>115-0430-77/078</td>
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<tr>
<td>Location</td>
<td>The project is located on the south side of Gerber Road and approximately 550 feet west of County Park Drive in the South Sacramento community.</td>
</tr>
<tr>
<td>Applicant</td>
<td>Quick Quack Car Wash</td>
</tr>
<tr>
<td>Architect</td>
<td>Mark McIlvain, CRM Architects and Planners</td>
</tr>
<tr>
<td>Owner</td>
<td>Travis</td>
</tr>
<tr>
<td>Real Estate Manager</td>
<td>Lee Garrido</td>
</tr>
<tr>
<td>County Project Manager</td>
<td>Meredith Holsworth, Assistant Planner, 874-5835, <a href="mailto:holsworthm@saccounty.net">holsworthm@saccounty.net</a></td>
</tr>
</tbody>
</table>
| Request     | 1. A Use Permit to allow a car wash on approximately 1.7 acres in the SC zone.  


Investigating Member: Todd  
Final Hearing Body: Zoning Administrator

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.

Architect presented and responded to questions:
- Company based in Roseville, CA
- Approximately 3600 sq ft building
- Three lanes for car stacking
• Vacuums for customers
• Parking for ADA and employees meet code
• Reclaimed water is used as much as possible
• About 8-12 gallons of fresh water per vehicle for final rinsing, which is about the same amount that is discharged to the sewer system per vehicle
• On site filter system to clean reclaimed water
• Capacity is about 100 cars per hour and a good day is about 400-500 cars
• Boundary line adjustment required on southern edge of project

Council comments and concerns:
• Any signage planned?
• Applicant replied with probably a future request and to be located on near corner of property at entrance off Fernridge Road.
• Easy access from Gerber Road at signalized intersection with Fernridge Road.
• No one knows what is planned for vacant land adjacent to the east and south.
• Like the landscape plan that when mature will provide separation of the operation from Gerber Road and

Neighborhood comments:
• One neighbor (representing one property) was at the meeting.
• Spoke in favor of the project. Happy that it is not another fast food establishment. Concerned with lighting and noise. Spoke of noise in early morning from garbage truck servicing Taco Bell and car lights from drive thru.
• Applicant responded that lighting would be directed downward per code and noise is minimal and wouldn't be heard over traffic noise.
• Gerber Road is a busy street.

OTHER BUSINESS:

Presentation on South Sacramento Habit Conservation Plan
• By Bill - consultant to County
• With Richard Radmacher, Senior Planner, County
• With Gene - consultant to County
• Informational presentation on the plan and the public outreach process
• Website: http://www.southsachcp.com/
• Public is welcome and encouraged to comment on the plan and draft EIS/EIR and can do so at the website.
• Public outreach and comment period is June - September 2017.
• Created a JPA - South Sacramento Conservation Agency - which will manage the plan
• Project applicants will pay into the plan to better streamline the permitting process.
• Boundary plan area, documents and public outreach material is available on the website.

PUBLIC COMMENT:

ADJOURNMENT: 8:05 pm

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www.311.SacCounty.net | Dial 3-1-1
Outside unincorporated Sacramento County
Dial 916-875-4311
MINUTES

SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, June 21, 2017
6:30 PM

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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
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Vacant Vice-Chair
Vacant Secretary

MEMBERS: Todd Lambert-P
John Newman-P
Orga Pacheco-P

COUNTY PLANNING REPRESENTATIVES: Mark Michelini-EXA
John Lundgren-P Juliette Robinson-EXA

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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 15, 2017 minutes
PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): XSP

Control No.: PLNP2017-00104  Park Place Time Extension

APN: 037-0231-002

Location: The project is located south of the El Paraiso Avenue and Lucero Drive intersection, approximately 1,400 feet east of Sampson Blvd, in the South Sacramento Community.

Owner: Carr-Phi, LLC

Representative: Scott Lillibridge, Engineer, with Rick Engineering Co.

County Project Manager: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number 2005-0053), to divide approximately 4.94 acres into 48 single-family lots in the RD-10 Zoning District.

Investigating Member: John

Final Hearing Body: Planning Commission

Click here for more information

COUNCIL RECOMMENDATION: APPROVAL

Motion by: Todd  Seconded by: John

Vote
Yes: 4  No: 0  Abstain: 0  Absent: 0

Action:

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Motion by:  Seconded by:

Vote:
Yes:  No:  Abstain:  Absent:

Comments:
No neighbors, actually no general public members in attendance.

Representative responded to Council questions with:

- Homes would have 3-4 bedrooms
- 4’ side yard set backs
- No zero lot lines
- 2nd emergency access (must be maintained and not allow any discarded items to accumulate in the access).
- Fire department will stipulate what kind of devises (bollards, etc.) will close access to all but emergency vehicles.

Council had no comments on the extension.
OTHER BUSINESS:

- John Lundgren
  Senior Planner/Environmental Analyst
  CPAC Presentation on Proposed Clean-up Amendments
  Safety Element

John handed out hardcopies of the proposed changes to the Safety Element to the General Plan. John and the Council discussed the following from 6:55 pm to 8:30 pm:

- One of three County CPAC’s that requested this presentation.
- Proposed additions shown in red and underlined.
- Proposed deletions shown as strikethrough in red.
- Use consistent name, Community Planning and Development Department or Planning and Community Development Department or something else.
- Seismic and geologic hazard - low for our County.
- Flooding - really important for our County.
- Dams and rivers.
- Discussed various flooding maps.
- Brief history of flood events.
- Fire hazards, Cal Fire, and local fire departments.
- Emergency response operation/control center - Sac County Office of Emergency Services.
- Coordination with hospitals in times of emergency.
- The importance for each resident to be self-sufficient for 72 hours (food, water, shelter, medicine, etc.) after a disaster allowing time for government to respond.
- The council will send John any other comments they may have after reviewing the documents.

PUBLIC COMMENT:

No general public in attendance.

Council to consider approval of the March 15, 2017 minutes:

**Council voted to approve minutes of March 15, 2017, 3-0, with 1 Absent.**

ADJOURNMENT:

8:35 pm

CPAC Member forwarding minutes to County Planning and Environmental Review Division: Todd

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