

# AMENDED AGENDA

Wednesday, August 16, 2017

6:30 PM

## SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

<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** Juliette Robinson (916) 874-6929 [robinsonj@saccounty.net](mailto:robinsonj@saccounty.net)

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

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**OFFICERS:** Burke Lucy Chair  
Vacant Vice-Chair  
Vacant Secretary

**MEMBERS:** Todd Lambert Orga Pacheco  
John Newman Virginia Jameson

**COUNTY PLANNING REPRESENTATIVES:** Mark Michelini Juliette Robinson

<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 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](mailto: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:**

**TIME:**

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:**

**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 1-800-735-2929*



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Dial 916-875-4311*

**SOUTH SACRAMENTO  
COMMUNITY PLANNING ADVISORY COUNCIL**

# MINUTES

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

Wednesday, July 19, 2017

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

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**Senior Planner**      Mark Michelini      (916) 874-5648      [michelini@saccounty.net](mailto:michelini@saccounty.net)

**Associate Planner**      Juliette Robinson      (916) 874-6929      [robinsonj@saccounty.net](mailto:robinsonj@saccounty.net)

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**OFFICERS:** Burke Lucy-**P**      Chair  
Vacant      Vice-Chair  
Vacant      Secretary

**MEMBERS:** Todd Lambert-**P**      Orga Pacheco-**P**  
John Newman-**P**      Virginia Jameson-**P**

**COUNTY PLANNING REPRESENTATIVES:** Mark Michelini-**P**      Juliette Robinson-**EXA**

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	<u>Yes</u>	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	<u>Yes</u>	No

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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](mailto: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](#)

**COUNCIL RECOMMENDATION: APPROVE**

**TIME: 7:40 PM**

Motion by: John		Seconded by: Virginia		
Vote	Yes 5	No 0	Abstain 0	Absent 0

**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.

**2. Entitlement(s): UPZ, DRS**

**Control No.:** PLNP2017-00157 Quick Quack Car Wash Gerber

**APN:** 115-0430-77/078

**Location:** 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.

**Applicant:** Quick Quack Car Wash  
**Architect:** Mark McIlvain, CRM Architects and Planners  
**Owner:** Travis  
**Real Estate Manager:** Lee Garrido

**County Project Manager:** Meredith Holsworth, Assistant Planner, 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)

- Request:**
1. A Use Permit to allow a car wash on approximately 1.7 acres in the SC zone.
  2. A Design Review to conform to Countywide Design Guidelines.

**Investigating Member:** Todd

**Final Hearing Body:** Zoning Administrator

[Click here for more information](#)

**COUNCIL RECOMMENDATION: APPROVE** **TIME: 8:00 PM**

Motion by: Todd Seconded by: Orga

Vote	Yes 5	No 0	Abstain 0	Absent 0
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**Action:**

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Motion by: Seconded by:

Vote:	Yes:	No:	Abstain:	Absent:
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**Comments:**

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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# MINUTES

## SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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Sacramento, CA 95823

Wednesday, June 21, 2017

6:30 PM

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Vacant Secretary

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

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

EXA – Excused Absence	U - Unexcused Absence	P – Present
<b>QUORUM DETERMINATION:</b>	<u>Yes</u>	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	<u>Yes</u>	No

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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](mailto: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** **TIME: 6:55 PM**

Motion by: Todd Seconded by: John

Vote	Yes 4	No 0	Abstain 0	Absent 0
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Action:

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Motion by: Seconded by:

Vote:	Yes:	No:	Abstain:	Absent:
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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.

