

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, January 17, 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

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

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	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 **October 18, 2017** minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** GPB
Control No.: PLER2017-00202 Environmental Justice Workshop
APN: County-wide
 Applicant/Owner: County of Sacramento
 Location: County-wide
 Request: Workshop for the Environmental Justice Element
 Final Hearing Body: Board of Supervisors
 Lead Planner: Tim Kohaya, Associate Planner, (916) 874-5982, kohayat@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2. **Entitlement(s):** PCN
Control No.: PLNP2017-00233 Fruitridge Bait & Tackle - PCN
APN: 026-0281-001
 Applicant: Leu Her
 Owner: Fruitridge Laundry ACQ LLC
 Location: The property is located at 4234 Fruitridge Road at on the south side of Fruitridge Road approximately 160 feet east of 42nd Street in the South Sacramento community.
 Request: The Board of Supervisors (Board) hears requests for public convenience/necessity (PCN) applications for liquor licenses within the unincorporated area, prior to issuance of a license by the State Department of Alcoholic Beverage Control (ABC) if the site is located within an over-concentrated census tract or a specified high crime reporting district. The applicant, Leu Her representing Fruitridge Bait & Tackle, requests an Off Sale Beer and Wine Liquor (Type 20) license at Fruitridge Bait & Tackle store at 4234 Fruitridge Road, in the community of South Sacramento.
 Final Hearing Body: Board of Supervisors
 Lead Planner: Manuel Mejia, Senior Planner, (916) 874-7934, MejiaM@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3. Entitlement(s): PMR
Control No.: PLNP2017-00274 Parkway Shopping Center Tentative Parcel Map
APN: 050-0010-050-0000
Applicant/Owner: RSC Engineering, Inc.
Location: The property is located at the intersection of Florin Road and East Parkway in the South Sacramento community.
Request: 1. A Tentative Parcel Map to divide a 2.76 acre parcel into three lots in the Limited Commercial (LC) zone at the intersection of Florin Road and East Parkway in the South Sacramento Community.
Final Hearing Body: Subdivision Review Committee
Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net
[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

4. Entitlement(s): PMR
Control No.: PLNP2017-00303 Florin Towne Center Tentative Parcel Map
APNS: 042-0011-012 & 042-0011-018
Applicant/Owner: Starboard Florin, LLC
Location: The property is located at 6985 65th Street on the northwest corner of the intersection of Florin Road and Stockton Boulevard in the South Sacramento community.
Request: 1. A Tentative Parcel Map (PMR) to divide two parcels totaling approximately 26-acres into 16 parcels ranging in size from 0.13-acres to 5.64-acres in the SC Zoning District. The site is developed with a commercial shopping center and the map will place each building in the shopping center on a separate parcel.
2. A Design Review to comply with the Countywide Design Guidelines.
Final Hearing Body: Subdivision Review Committee
Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net
[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

5.

Entitlement(s): CZB, SDP, SPP, DRS

Control No.: PLNP2016-00356 Raj Subdivision

APN: 115-0061-044

Applicant: Aras Design & Construction Inc.

Owner: Raj Kumar

Location: The property is located at approximately 215 feet south of Elsie Avenue and 235 feet east of Stockton Boulevard in the South Sacramento community.

Request:

1. A Community Plan Amendment and Rezone from SC to RD-15 on approximately 3.2 acres.
2. A Tentative Subdivision Map to create 38 residential lots on approximately 3.2 acres in the RD-15 zone.
3. A Special Development Permit to deviate from lot size, lot width, yard setback and open space requirements.
4. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

6.

Entitlement(s): SDP, SPP, DRS

Control No.: PLNP2017-00217 Victoria Park
APNS: 039-0011-006, 039-0011-008, 039-0011-020, 039-0011-021, 039-0011-033, 039-0011-034, 039-0011-042, and 039-0011-043
Applicant: Burrell Consulting Group
Owner: Victoria 47, LLC

Location: The property is located approximately 228 feet east of the 47th Avenue /47th Street intersection, in the South Sacramento Community.

- Request:**
1. A Tentative Subdivision Map to divide 16.00 acres into 124 total lots; 113 single family residential lots, three commercial/residential lots, four open space lots, and four private street lots.
 2. A Special Development Permit to allow the following deviations:
 - Mixed Use
 - a. Section 5.5.2.A. Table 5.13 Reduced front yard setback for the commercial buildings fronting along 47th Avenue from 50 feet to 0 feet.
 - b. Section 5.5.2.A. Table 5.13 Reduced street side yard setback for commercial buildings adjacent to entry roads from 50 feet to 15 feet.
 - c. Section 5.5.2.A. Table 5.13 Reduced setback for trash enclosures from 15 feet to 2 feet.
 - d. Section 5.2.5.D.2. Six foot high masonry wall required adjacent to residential will not be constructed.
 - Single Family Residential
 - e. Section 5.4.3.A. Table 5.8 Increased density for the number of single family homes in the RD-15 zone district from 15.0 dwelling units per acre to 15.2 dwelling units per acre.
 - f. Section 5.4.3.A. Table 5.8 Reduced interior lot area from 4,000 square feet to 2,100 square feet.
 - g. Section 5.4.3.A. Table 5.8 Reduced corner lot area from 5,200 square feet to 2,275 square feet.
 - h. Section 5.4.3.A. Table 5.8 Reduced interior lot width from 40 feet to 30 feet.
 - i. Section 5.4.3.A. Table 5.8 Reduced corner lot width from 52 feet to 23.3 feet.
 - j. Section 5.4.3.A. Table 5.8 Reduced front yard setbacks from 25 feet to 8 feet.
 - k. Section 5.4.3.A. Table 5.8 Reduced interior side yard setbacks from 15 feet to 0 feet.
 - l. Section 5.4.3.A. Table 5.8 Reduced rear yard setbacks from 15 feet to 13 feet.
 - m. Section 5.4.3.A. Table 5.8 Reduced street-side yard setbacks from 25 feet to 11 feet.
 - n. Section 5.4.5.B. Table 5.10 Increase height of accessory structure from 16 feet, 1 story to 23 feet, 11 inches, 2 stories.
 - o. Section 5.9.2.A. Table 5.18 Reduced drive way length for single family residential alley-loaded detached garage driveway from 19 feet to 5 feet.
 3. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission
Lead Planner: Cindy Schaer, Project Manager, (916) 874-8624, schaerc@saccounty.net

[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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