

PRESENTATION(S):

- **SOUTH SACRAMENTO HABITAT CONSERVATION PLAN UPDATE - BILL ZIEBRON**

PROJECT ITEMS FOR REVIEW:

1. Control No.: [PLNP2015-00234](#)

Project Name: MOOCK ACCESSORY DWELLING

Assessor’s Parcel No.: 050-0331-010

Location: The property is located at 6336 Orange Avenue, approximately 750 feet west of the intersection of Stockton Boulevard and Orange Avenue in the South Sacramento community.
(Supervisor District 2: Patrick Kennedy)

Applicant/Owner Bran and Corazon Moock
Phone/Email: 6336 Orange Avenue, Sacramento, CA 95823
916-647-3533; cmoock@frontier.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net*

Request: A **Use Permit** to legalize a converted 800 square foot detached garage into living quarters for a residential care home on approximately 0.93 acres in the RD-5 zone. (SCZC 3.5.4.B.)

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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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.

Motion by:	Seconded by:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: [PLNP2015-00037](#)

Project Name: FLORIN INDUSTRIAL CELL TOWER USE PERMIT

Assessor's Parcel No.: 051-0112-001

Location: The project site is located at 7325 Reese Road on the East side of Reese Rd, 1,570 feet south of Florin Rd in the Old Florin Town Special Planning Area as part of the South Sacramento community.
(Supervisor District 2: Patrick Kennedy)

Owner: Attention: Todd Peek
Peek Site-Com/Chris Civil Engineer
12852 Earhart Ave., Suite 101, Auburn, CA 95602
530-885-6160; info@peeksitecom.com

Owner: Attention: Stan M., McMaster
Building Supply & Lumber Company, Inc
7325 Reese Road, Sacramento CA, 95828
916-421-0453; smcmaster@buildingsupplyandlumber.com

Applicant/Phone/Email: Attention: Gary G. Mapa
Verizon Wireless/Epic Wireless Group
255 Parkshore Drive, Folsom, CA 95630
530-320-9097; gmapa@reatta.com

County Project Manager: *Jessica Brandt, Associate Planner, 875-2593, brandtj@saccounty.net*

Request: A **Use Permit** to allow a new Verizon Wireless communication facility on approximately 8.55 acres. The proposed facility will be placed within a 40' x 40' fenced lease premise and includes one 12' x 16' pre-fab equipment building, one 10' x 5' pad and 30kw emergency standby generator, one 65' monopole that will accommodate four sectors with two antennas per sector, and eight remote radio units.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

3. Control No.: [PLNP2015-00222](#)

Project Name: MANCERA SPECIAL DEVELOPMENT PERMIT

Assessor’s Parcel No.: 051-0221-003

Location: The property is located at 7332 Watkins Court, approximately 500 feet north of the intersection of Judette Avenue and Diana Way in the South Sacramento community.
(Supervisor District 2: Patrick Kennedy)

Applicant/Phone/Email: Pedro Mancera
7332 Watkins Court, Sacramento, CA 95828
916-718-0661; dcbanales3@gmail.com

County Project
Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net*

- Request:
1. A **Special Development Permit** to allow the total square footage of all onsite accessory structures to exceed 50% of the habitable floor area of the primary residence; and to allow one of the accessory structures to exceed the maximum allowable height of 16 feet. (SCZC 5.4.5.B. Table 5.10)

 2. A **Minor Use Permit** to allow the expansion of the existing residential dwelling from three bedrooms to five bedrooms. (SCZC 3.5.1.A.2.)

Investigating Member:

COUNCIL RECOMMENDATION:

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.

Motion by:	Seconded by:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

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

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 Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), 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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