

**SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL**

AGENDA

Wednesday, June 15, 2016

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-SouthSacramento.aspx>

**SHERIFF COMMUNITY ROOM
7000 - 65TH STREET, SUITE B
SACRAMENTO, CA 95823**

Note: Applicant or appointed representative should be present. If unable to attend, please contact the South Sacramento Interim CPAC Chairman, Burke Lucy at (916) 393-6997 or burke.lucy@calrecycle.ca.gov. To contact the Sacramento County Planning and Environmental Review Division representativeS for the South Sacramento CPAC area, please call Mark Michelini at (916) 874-5648 or michelini@saccounty.net and Juliette Robinson at (916) 874-6929 or robinsonj@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: 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.

MEMBERS: TODD LAMBERT BURKE LUCY
JOHN NEWMAN ORGA PACHECO

REPRESENTATIVES: MARK MICHELINI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
JULIETTE ROBINSON- COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00077](#)

Project Name: GARDNER PARKE TIME EXTENSION

Assessor’s Parcel No.: 065-0042-028/031/041/042/044

Location: The property is located at Gardner A venue, approximately 1,000 feet south of Florin Road in the South Sacramento community. (Supervisor District 2: Patrick Kennedy)

Owner: Attention: Patrick Hanafee
Gardner Parke Capital, LP
3001 Douglas Boulevard, Suite 200, Roseville, CA 95661
916-960-0240; phanafee@gbdcommunities.com

Applicant/Phone/Email: Attention: Patrick Hanafee
GBD Communities, Inc.
3001 Douglas Boulevard, Suite 200, Roseville, CA 95661

Engineer: Attention: Paul Hart
MacKay & Soms
1552 Eureka Road, Suite 100, Roseville, CA 95661

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@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 a maximum of three years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number 2004-0218) to divide approximately 65.4 acres into 384 lots in the RD-10, RD-7, and RD-5, and O zones.

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:

2. Control No.: [PLNP2016-00005](#)

Project Name: LELANI VILLAGE TIME EXTENSION

Assessor's Parcel No.: 065-0070-006

Location: The property is located at 7416 Elk Grove Florin Road approximately 2,500 feet south of Florin Road in the South Sacramento community. (Supervisor District 2: Patrick Kennedy)

Owner: Attention: Ron Debler
Joseph Pettinato Living Trust & Ron and Elaine Debler
4453 Sycamore Avenue, Sacramento, CA 95841
916-482-3715; pettinatos@sbcglobal.net

Applicant/Phone/Email: Attention: Michael Stumbos
Stumbos & Company
2251 Fair Oaks Boulevard, #300, Sacramento, CA 95825
916-225-4095; mws@scrc.biz

Other: Attention: Vance Jones
MacKay & Soms
1552 Eureka Road, Suite 100, Roseville, CA 95661
916-773-1189; vjones@msce.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.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 a maximum of five years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0206) to divide approximately 9.8 acres into 62 residential lots in the RD-7 zone.

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

3. Control No.: [PLNP2016-00060](#)

Project Name: **RAI RECYCLING**

Assessor’s Parcel No.: **115-0062-022**

Location: The property is located at 7891 Stockton Blvd approximately 950 feet south of Elsie Avenue in the South Sacramento community.
(Supervisor District 2: Kennedy)

Owner: Kuldip Kaur Dhani
7091 Stockton Blvd, Sacramento CA, 95823
916-896-5647

Applicant/Phone/Email: Attention: Brian Holloway
Holloway Land Co.
442 Pico Way, Sacramento CA, 95819
916-731-4435; brian@holloway.co

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

Request: A **Certificate of Nonconforming** Use to continue operations of a Convenience Recycling Center (SZC 3.8.5.D.)

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:				

4. Control No.: [PLNP2016-00070](#)

Project Name: J. A. RECYCLING CENTER

Assessor’s Parcel No.: 064-0065-007

Location: The property is located at 8517 Florin Road, approximately 105 feet east of Florin Perkins Road in the South Sacramento community. (Supervisor District 1:Phil Serna)

Owner: George and Margo Zittas Family Trust
8360 Lake Forest Drive, Sacramento, CA 95826
916-343-2573

Applicant/Phone/Email: Angelina S. Rivera
4609 Santa Monica Ave, Sacramento, CA 95824
916-952-7896; arivera44@att.net

Other: *Jessica Brandt, Senior Planner, 875-2593, brandtj@saccounty.net*

County Project Manager: A **Certificate of Nonconforming Use** to continue operations of a Convenience Recycling Center (SZC 3.8.5.D.)

Request:
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:

5. Control No.: [PLNP2016-00045](#)

Project Name: E H RECYCLING

Assessor's Parcel No.: 022-0242-024

Location: The property is located at 4285 Fruitridge Road approximately 1,250 feet west of Ethel Way in the South Sacramento community. (Supervisor District 1:Phil Serna)

Owner: Duong Tizn Hung
3608 Bolivar Avenue, North Highlands, CA 95660
916-743-7576

Applicant/Phone/Email: America M. Juarez
4285 Fruitridge Road, Sacramento, CA 95824
916-743-7576; yuongsauto@gmail.com

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

Request: A Certificate of Nonconforming Use to continue operations of a Convenience Recycling Center (ZC 3.8.5.D.)

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

6. Control No.: [PLNP2016-00149](#)

Project Name: Hawaii Hookah Use Permit

Assessor's Parcel No.: 050-0311-022

Location: property located at 7386 Stockton Boulevard on the northwest corner of the intersection of Stockton Boulevard and Orange Avenue in the South Sacramento community (District 2: Supervisor Kennedy)

Owner: Attention: Jim MacLaughlin
 Stockton & Orange TIE
 1401 Shore Street, West Sacramento, CA 95691
 916-821-3696; bambehgoody@gmail.com

Applicant/Phone/Email: Mojtaba Zafari
 2807 Elvyra Way #249, Sacramento, CA 95821
 916-374-4232; jmaclaughlin@yahoo.com

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875-5563, vogt@saccounty.net

Request: A Use Permit to allow a Hookah Lounge on approximately 3.3 acres in the GC zone for a property located at 7386 Stockton Boulevard on the northwest corner of the intersection of Stockton Boulevard and Orange Avenue in the South Sacramento community.

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

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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Dial 916-875-4311