

**SOUTH SACRAMENTO  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

Wednesday, June 17, 2015

6:30 PM

SHERIFF COMMUNITY ROOM  
7000 - 65<sup>TH</sup> STREET, SUITE B  
SACRAMENTO, CA 95823

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the South Sacramento CPAC Chairman, Curtis Banks at (916) 421-7054 or [banks.curtis@metrofire.ca.gov](mailto:banks.curtis@metrofire.ca.gov). To contact the Sacramento County Planning and Environmental Review Division representativeS for the South Sacramento CPAC area, please call Manuel Mejia at (916) 874-7934 or [meijam@saccounty.net](mailto:meijam@saccounty.net) and Kevin Messerschmitt at (916) 874-7941 or [messerschmittk@saccounty.net](mailto:messerschmittk@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 <http://www.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](mailto:CPAC-SouthSacramento@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	CURTIS BANKS	<u>CHAIR</u>
<b>MEMBERS:</b>	TODD LAMBERT JOHN NEWMAN BURKE LUCY	MICHAEL BLAIR OMAIR NASIM
<b>REPRESENTATIVES:</b>	MANUEL MEJIA - COUNTY PLANNING AND ENVIRONMENTAL REVIEW KEVIN MESSERSCHMITT- 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.: [PLNP2015-00113](#)

**Project Name: 65th STREET BOAT SALES**

**Assessor's Parcel No.: 043-0220-042**

Location: The project is located at 6853 65th Street, approximately 450 feet east of Stockton Boulevard in the South Sacramento community.  
(Supervisor District 2: Kennedy)

Owner: Tam Nguyen  
6853 65th Street, Sacramento, CA

Applicant/Phone/Email: Attention: Fred Arastoo  
Aras Design and Construction, Inc.  
2533 Sierra Blvd., Sacramento, CA 95825  
916-488-0110; [farastoo@aol.com](mailto:farastoo@aol.com)

County Project  
Manager: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

Request: A Use Permit to allow boat sales, rentals, service, and recreational vehicle and boat storage on approximately 4.03 acres in the AC (Auto Commercial) zone. (SCZC 225-11(L)(4))

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:				

2. Control No.: [PLNP2015-00066](#)

**Project Name: GONZALES ACCESSORY DWELLING UNIT**

**Assessor's Parcel No.: 042-0132-009**

Location: The property is located at 7043 Uranus Parkway, on the south side of Uranus Parkway and approximately 125 feet north of 4th Parkway in the South Sacramento Community. (Supervisor District 2: Patrick Kennedy)

Owner: John Gonzales  
 8874 Springhurst Drive, Elk Grove, CA 95624  
 916-215-9125; [deveeg@yahoo.com](mailto:deveeg@yahoo.com)

Applicant/Phone/Email: Ranse & Shelly Gale  
 13631 Monfort Road, Herald, CA 95638  
 209-747-1788; [rgale@softcom.net](mailto:rgale@softcom.net)

County Project Manager: *Emily Hyland, Assistant Planner, 874-6578, [hylande@saccounty.net](mailto:hylande@saccounty.net)*

Request: A Use Permit to allow an approximately 933 square-foot accessory dwelling unit on a 0.27 acre parcel in the RD-5 zone.

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.: [PLNP2015-00093](#)

**Project Name: SOUTHGATE II**

**Assessor's Parcel No.: 036-0202-014**

Location: The properties are located at 3526 and 3532 La Grande Boulevard, on the south side of La Grande Boulevard, approximately 400 feet west of Franklin Boulevard in the South Sacramento community. (Supervisor District 2: Kennedy)

Applicant/Phone/Email: Attention: Ethan Conrad  
 Ethan Conrad Properties, Inc  
 1300 National Drive, #100, Sacramento, CA 95834  
 916-779-1000; [ethan@ethanconradprop.com](mailto:ethan@ethanconradprop.com)

Engineer: Attention: Timothy Blair  
 Surveyors Group, Inc.  
 9001 Foothills Boulevard, #180, Roseville, CA 95747  
 916-789-0822; [surveyorsgroup@surewest.net](mailto:surveyorsgroup@surewest.net)

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@sacounty.net](mailto:vogtt@sacounty.net)*

Request: A Tentative Parcel Map to split the current parcel into two parcels, so that each building sits on an individual parcel.

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:**

- Neighborhood Livability Initiative Update – Jose Mendez
- Appoint South Sacramento CPAC Secretary

**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***



**YOUR LINK  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**[www.311.SacCounty.net](http://www.311.SacCounty.net) | Dial 3-1-1**  
Outside unincorporated Sacramento County  
Dial 916-875-4311