AGENDA

SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, August 16, 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

County of Sacramento, Office of Planning and Environmental Review representatives for the South Sacramento Area

Senior Planner  
Mark Michelini  
(916) 874-5648  
michelinim@saccounty.net

Associate Planner  
Juliette Robinson  
(916) 874-6929  
robinsonj@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

Vacant  
Secretary

MEMBERS:
Todd Lambert  
Orga Pacheco

John Newman  
Virginia Jameson

COUNTY PLANNING REPRESENTATIVES:
Mark Michelini  
Juliette Robinson

EXA – Excused Absence  U - Unexcused Absence  P – Present

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 July 19, 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

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:

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:
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.
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 June 21, 2017 minutes (if available) - No minutes available; add to next agenda
PLANNING ITEMS FOR REVIEW:

1. **Control No.:** PLNP2016-00493  **APN:** 050-0371-019
   **Entitlement(s):** SDP, DRS
   **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:** Patricia Stafford, PAS Design Services
   **Engineer:** (Michael) Khuong CA LY
   **County Project Manager:** Cindy Schaer, Project Manager, 874-8624, 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**

<table>
<thead>
<tr>
<th>COUNCIL RECOMMENDATION: APPROVE</th>
<th>TIME: 7:40 PM</th>
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</thead>
<tbody>
<tr>
<td>Motion by: John</td>
<td>Seconded by: Virginia</td>
</tr>
<tr>
<td>Vote</td>
<td>Yes 5</td>
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<td>Action:</td>
<td></td>
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<tr>
<td>Comments:</td>
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</table>

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.

### Table

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<thead>
<tr>
<th>Control No.</th>
<th>Entitlement(s): UPZ, DRS</th>
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<tbody>
<tr>
<td>APN:</td>
<td>PLNP2017-00157 Quick Quack Car Wash Gerber</td>
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<tr>
<td>Location:</td>
<td>115-0430-77/078</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Quick Quack Car Wash</td>
</tr>
<tr>
<td>Architect:</td>
<td>Mark McIlvain, CRM Architects and Planners</td>
</tr>
<tr>
<td>Owner:</td>
<td>Travis</td>
</tr>
<tr>
<td>Real Estate Manager</td>
<td>Lee Garrido</td>
</tr>
<tr>
<td>County Project Manager:</td>
<td>Meredith Holsworth, Assistant Planner, 874-5835, <a href="mailto:holsworthm@saccounty.net">holsworthm@saccounty.net</a></td>
</tr>
<tr>
<td>Request:</td>
<td>1. A Use Permit to allow a car wash on approximately 1.7 acres in the SC zone.</td>
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### Council Recommendation

**COUNCIL RECOMMENDATION: APPROVE**

**TIME: 8:00 PM**

<table>
<thead>
<tr>
<th>Motion by: Todd</th>
<th>Seconded by: Orga</th>
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<tr>
<td>Vote: Yes 5</td>
<td>No 0</td>
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</tbody>
</table>

**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.

### 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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