

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, October 18, 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 michelini@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

<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 September 20, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): PMR, DRS**

Control No.: **PLNP2017-00249 Capital Commerce Center Tentative Parcel Map**

APN: **036-0010-008**

Applicant: Hackman Capital Partners

Location: The property is located at 6200 Franklin Boulevard, at the northwest corner of 47th Avenue and Franklin Boulevard in the South Sacramento community.

- Request:**
1. A **Tentative Parcel Map** to divide 125.80 acres into 4 lots in a M-2 zone.
 2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: *Josh Greetan, Assistant Planner, (916) 876-6425, greetanj@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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MINUTES

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OFFICERS: Burke Lucy-**P** Chair
Vacant Vice-Chair
Todd Lambert-**P** Secretary

MEMBERS: John Newman-**P** Orga Pacheco-**EXA**
Erica Jaramillo-**P** Virginia Jameson-**EXA**

COUNTY PLANNING REPRESENTATIVES: Mark Michelini-**P**

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	<u>Yes</u>	No
COUNTY PLANNING REPRESENTATIVE:	<u>Yes</u>	No

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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 August 16, 2017 minutes - see Other Business

PLANNING ITEMS FOR REVIEW:

1.

Entitlement(s): PMR

Control No.: PLNP2017-00164 53rd Avenue Tentative Parcel Map

APN: 043-0220-017

Location: The property is located at 6525 53rd Avenue 1,100 feet northeast of the intersection of 53rd Avenue and Stockton Boulevard in the South Sacramento community.

Owner: Roman Catholic Diocese of Sacramento

County Project Manager: Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net

Request: A **Tentative Parcel Map** to split an existing 3.52 acre RD-5 (Residential) lot into three parcels of 2.93 acres, 0.25 acres, and 0.34 acres.

Investigating Member: Erica and John

Final Hearing Body: Subdivision Review Committee

[Click here for more information](#)

COUNCIL RECOMMENDATION: APPROVE

TIME: 7:20 PM

Motion by: John

Seconded by: Erica

Vote

Yes 4

No 0

Abstain 0

Absent 2

Action:

Comments:

County Input:

- Most likely this project will be exempt from CEQA because of the small size and existing/proposed use doesn't change.

Applicant/Owner was represented by Kent Baker Surveyor/Engineer for the project. He presented the project and responded to questions:

- All three proposed parcels have separate power service presently.
- Currently all three parcels have one service for each: water, sewer, and gas. These services will be split so that each parcel has its own service.
- The large parcel currently is rented to a Hmong Church.
- The current owner plans to sell of all three parcels once the map is approved.
- It is believed that the Hmong Church will purchase the large parcel for their services.
- There are no exceptions required in this request and all setback requirements are met.
- The two smaller proposed parcels are quite a bit larger than the minimum size for RD-5 zoning.

Council comments and concerns:

- Will there be any effect to the local Hmong community on the sale of these properties? Probably not if they are able to purchase and continue to use the existing church.
- Traffic into and out of the church parcel and the close proximity to the intersection with 65th Street.
- Council was assured that the existing homes meet all requirements of setback to fences for side yards and back yards.
- The County should revisit putting in a traffic light controlled intersection at 65th Street and 53rd Avenue.

Neighborhood comments and concerns:

- Three neighbors attended the meeting.
- They all approved of the request as they all liked the idea of new home owners in the neighborhood for the two proposed smaller parcels with existing houses.

- The neighbors did have the following concerns.
- The existing two homes appear currently vacant and they have seen some people at times at the homes that may or may not have the right to enter the homes. Because of this they are concerned with potential use by squatters, homeless, drug use or other illegal activity.
- The church brings a lot of traffic to the area between Friday and Sunday for church services and other events.
- The church has had open burning on their property that has sent paper ash over the cars and homes in the neighborhood. One neighbor called the church and they stopped for a while then started again.
- There has been many accidents at the intersection of 53rd Avenue and 65th Street and they would like a signalized intersection to address the traffic situation.
- There is a charter school in the area and that has children walking the neighborhood and having to cross 65th Street.

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

OTHER BUSINESS:

Council to consider approval of the August 16, 2017 minutes:

Council voted to approve minutes of August 16, 2017, Yes 3, No 0, Abstain 1, Absent 2.

Council also discussed:

- Change the office of Secretary to read Todd or Orga.
- Council will vote on Vice-Chair position the next meeting when we have all members attend.

PUBLIC COMMENT:

See Neighborhood comments and concerns under Item 1.

ADJOURNMENT: 7:30 pm

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

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