

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, March 15, 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	
Sacramento County Planning and Environmental Review Division representatives for the So. Sacramento Area			
Senior Planner	Mark Michelini	(916) 874-5648	michelini@saccounty.net
Associate Planner	Juliette Robinson	(916) 874-6929	robinsonj@saccounty.net

To contact the Planning and Environmental Review Division 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	
REPRESENTATIVES:	Mark Michelini	Juliette Robinson

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY 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 November 16, 2016 minutes

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2016-00185 **Entitlement(s):** SPZ

Project Name: Correia Special Development Permit

Assessor's Parcel No.: 115-0062-016

Location: The project is located at 7829 Robinette Road, on the east side of Robinette Road, approximately 379 feet southeast of the Robinette Road/Elsie Avenue intersection, in the South Sacramento community.

Owner: Victor Correia

County Project Manager: Cindy Schaer, Project Manager, 874-8624, schaerc@saccounty.net

Request: **A Special Development Permit to:**

Deviate from Zoning Code Section 5.4.5. Table 5.10 to allow the total square footage of all existing accessory structures to exceed 50 percent of the habitable floor area of the primary residential dwelling on property zoned RD-5.

Investigating Member:

Final Hearing Body: Zoning Administrator

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:

- **Melinda Avey - Human Services Coordinating Council**

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 Planning and Environmental Review Division 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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**SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL**

MINUTES

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

Wednesday, November 16, 2016

6:30 PM

<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, Burke Lucy at (916) 393-6997. 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 michelinim@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:

P-BURKE LUCY

CHAIRMAN

P-TODD LAMBERT

EXA-ORGA PACHECO

P-JOHN NEWMAN

REPRESENTATIVES:

P-MARK MICHELINI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA-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

PRESENTATION(S):

- **South Sacramento Habitat Conservation Plan Update – Gene Endicott, Endicott Communications, Inc.**

Presentation by: Richard Radmacher from County Dept. of Water Resources

Presentation of 10-page handout regarding the Plan

Partners (five) - Sacramento County, City of Galt, City of Rancho Cordova, Capital Southeast Connector and Regionalsan.

Plan Area 317,656 acres.

Intended to stream-line permitting process allowing developers to pay in-lieu-fees.

Helps to prevent piecemeal mitigation and fragmented conservation.

Will be 50-year plan with a known mitigation fee structure to cover 28 species of plants and animals.

Combined with Aquatic Resources Program.

Will have a JPA (joint power authority) with a governing board, executive director and staff.

Intended to be staffed on an as-needed basis with consultants with minimal county staff (executive director and one other).

90-day public review of environmental documents expected in Winter 2017 with final adoption by partners in Fall 2017.

Another presentation proposed to CPAC in the middle of the public review period.

PLANNING ITEMS FOR REVIEW:

1. **Control No.:** [PLNP2016-00398](#)

Project Name: **Nguyen Tentative Parcel Map**

Assessor's Parcel No.: **037-0151-052**

Location: The property is located at 5193 El Paraiso Avenue, approximately 1/2 mile west of Stockton Boulevard in the South Sacramento community. (District 2: Kennedy)

Owner: Attention: Anh
Gerry Nguyen
1206 Panache Avenue, San Jose, CA 95122

Applicant/Phone/Email: Attention: Richard Varney - [presented project and answered questions](#)
Varney Land Surveys
2285 66111 Avenue, Sacramento, CA 95822
916-395-2822; artvls@att.net

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

Request: 1. A Tentative Parcel Map to create one lot on 0.39 acres in the RD-5 zone.

2. A Design Review to conform to Countywide Design Guidelines.

Investigating Member: Todd

COUNCIL RECOMMENDATION: Approve

Motion by: Todd		Seconded by: John		
Vote:	Yes 3	No 0	Abstain 0	Absent 1

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:

No one from local neighborhood at this meeting.
 County waived several application/processing fees to allow the owner to make this lot legal.
 Parcel contains 27' wide easement on the eastern boundary to provide access to develop the back parcel.
 Our understanding is the remaining back parcel will be subdivided into five lots.
 Access for this lot and the "back" five lots is from El Paraiso Avenue.
 The final hearing body is the Subdivision Review Committee.

OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

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

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