

**SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL**

MINUTES

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

Wednesday, July 19, 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
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- P	Chair
	Vacant	Vice-Chair
	Vacant	Secretary
MEMBERS:	Todd Lambert- P	Orga Pacheco- P
	John Newman- P	Virginia Jameson- P

COUNTY PLANNING REPRESENTATIVES: Mark Michelini-**P** Juliette Robinson-**EXA**

<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

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. Entitlement(s): SDP, DRS

Control No.: PLNP2016-00493 **Citrus Tentative Subdivision Map**

APN: 050-0371-019

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: (Michael) Khuong CA LY
Engineer: Patricia Stafford, PAS Design Services

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](#)

COUNCIL RECOMMENDATION: APPROVE

TIME: 7:40 PM

Motion by: John		Seconded by: Virginia		
Vote	Yes 5	No 0	Abstain 0	Absent 0

Action:

Comments:

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.

2. Entitlement(s): UPZ, DRS

Control No.: PLNP2017-00157 Quick Quack Car Wash Gerber

APN: 115-0430-77/078

Location: The project is located on the south side of Gerber Road and approximately 550 feet west of County Park Drive in the South Sacramento community.

Applicant: Quick Quack Car Wash
Architect: Mark McIlvain, CRM Architects and Planners
Owner: Travis
Real Estate Manager: Lee Garrido

County Project Manager: Meredith Holsworth, Assistant Planner, 874-5835, holsworthm@saccounty.net

- Request:**
1. A Use Permit to allow a car wash on approximately 1.7 acres in the SC zone.
 2. A Design Review to conform to Countywide Design Guidelines.

Investigating Member: Todd

Final Hearing Body: Zoning Administrator

[Click here for more information](#)

COUNCIL RECOMMENDATION: APPROVE **TIME: 8:00 PM**

Motion by: Todd Seconded by: Orga

Vote	Yes 5	No 0	Abstain 0	Absent 0
------	-------	------	-----------	----------

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:

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

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



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

www.311.SacCounty.net | Dial 3-1-1
*Outside unincorporated Sacramento County
 Dial 916-875-4311*