

MINUTES

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- P	Chair
	Vacant	Vice-Chair
	Vacant	Secretary
MEMBERS:	Todd Lambert- P	Orga Pacheco- EXA
	John Newman- P	

REPRESENTATIVES:	Mark Michelini- P	Juliette Robinson- EXA
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EXA – Excused Absence	U - Unexcused Absence	P – Present
QUORUM DETERMINATION:	<u>Yes</u>	No
COUNTY 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 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: John and Todd
Final Hearing Body: Zoning Administrator

COUNCIL RECOMMENDATION: Approve with comments below

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. During the Appeal hearing, the applicant or appointed representative must be present.

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

Comments:

Council recommended approval with the stipulation that the sum of accessory structures is 3000 sq ft or less, based on the primary house containing 4980 sq ft and after subtracting out structures determined to be used for incidental agricultural purposes.

The owner stated:

- Purchased this property in 1999 after performing a lot of cleanup in order to obtain the loan to purchase the property and working with the County code enforcement
- The lot is about 2.33 acres and he has goats, chicken, and a horse on this agricultural-property
- Many years ago this property was an egg-laying chicken farm (confirmed by neighbor)
- County was ready to condemn the property in 1999 based on lack of up-keep by the prior owner
- County worked with the owner in 1999 to facilitate the purchase of the property with all of the existing accessory structures already on the property and know by the County
- The owner remodeled the existing home increasing the area to 4900 sq ft (County has 4980 sq ft in their records) by permit
- In 2016, code enforcement started the current process to have the owner remove structures and requiring this permit to exceed the 50% rule

Council comments and concerns:

- Why is this neighborhood, of 2+ acre parcels, zoned RD-5?
- When was this property (and the neighborhood) zoned RD-5?

- It seems that because of the age of these accessory structures, they should be considered legal non-conforming or by some other statute be "grandfathered" in.
- It is our understanding, Incidental agricultural structures should not be included in the calculation of accessory structures.
- There seems to be a discrepancy in the total area of existing accessory structures. Code enforcement/planning dept. states 6852 sq ft and the owner believes it is closer to 4500 sq ft. There doesn't appear to be a separation between agricultural use structures and those not used for incidental agriculture.
- Why is the owner not allowed to have structures used to house or contain supplies for the animals and have them exempt from the 50% rule?
- The request in the application and this agenda is written poorly as it has no reference to actual areas of the primary dwelling, accessory structures, incidental agricultural structures, lot size, how much the request exceeds the 50% rule, etc.

Neighborhood comments:

- Four neighbors (representing two properties?) were at the meeting.
- All spoke in favor of the owner's request for this permit.
- They also have similar agricultural uses on their property.

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

This item was presented first during tonight's meeting.
Erica Jaramillo also from HSCC was in attendance with Melinda

Council and community input/comments:

- Homeless is still a problem in the county and is actually worse over the last 3 years not better.
- Urban blight is still a problem and code enforcement should be increased to address this problem.
- Not really noticed an increase in the homeless being made up of younger adults or children; still made up more of 20 to 30 year-olds.
- Some homeless can be helped, others choose that way of life and probably can't be helped or don't want any help to get off the streets.
- Not in favor of more handouts or additional costly government assistance without the recipient performing some kind of work in order to receive assistance.
- Specifically, neighbors from the area of Project No. 1 have had many run-ins with homeless in the vicinity of Victory Avenue and Robinette Road. This is due to their large lots and vicinity to the recycle facility located at the Sacramento Valley Truck Stop on Stockton Boulevard (near intersection with Victory Avenue).

PUBLIC COMMENT:

ADJOURNMENT:

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

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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