

MINUTES

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, February, 21, 2018

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	Meg de Courcy	(916) 874-6332	decourcym@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
	Todd Lambert- P	Secretary
	Orga Pacheco- EXA	Secretary
MEMBERS:	John Newman- P	Virginia Jameson- P
	Erica Jaramillo- P	
COUNTY PLANNING REPRESENTATIVES:	Mark Michelini- P	Meg de Courcy- 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

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 **January 17, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): SDP, SPP-add, DRS

Control No.: PLNP2017-00158 Bobby Tentative Subdivision Map

APN: 050-0351-002, 003, 014

Applicant: Aras Design and Construction, Inc.

Owner: Bobby Phan

Location: The property is located approximately 200 feet east of Citrus Avenue, bordered by Meader Avenue to the north and Pomegranate Avenue to the south, in the South Sacramento Community.

Request:

1. A **Tentative Subdivision Map** to create 19 lots in the RD-7 zoning district on approximately 3 acres in the South Sacramento Community.
2. A **Special Development Permit** to deviate from lot size and setback requirements.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission.

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: CONTINUED TO LATER DATE **TIME: 8:25 PM**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

Investigating member: None

County and Applicant (Owner and Engineer on project Fred) Input:

- Reduced from 21 to 19 lots in this request.
- Will be private road and gated.
- Will have maintenance agreement with County.

Council and Neighborhood comments and concerns:

- Many local neighbors in audience and commented.
- Neighbors voiced their experience with calling the County about safety concerns in the area and haven't received a return call.
- Many pedestrians have been hit by cars in the area and along Pomegranate. Narrow streets, no sidewalks, open ditches, and children walking to school and other houses.
- Worried about additional traffic and if Meader Avenue and Pomegranate Road are planned to be widened beyond this proposed development?
- Has there been a traffic study performed in this area? This project may not trigger one, but as many small developments have been put in place the traffic has increased.
- Does County parking enforcement work in private road developments?
- Concerned with how narrow the internal street is after subtracting for parking.
- There were so many concerns with this project, that it was decided by all that the project needs to be better prepared and these concerns addressed before the council can properly consider the requests.

2. Entitlement(s): ZOB

Control No.: PLNP2017-00213 Amendments to the Zoning Code- Accessory Dwelling Units

APN: Countywide

Applicant/Owner: County of Sacramento

Location: Countywide

Request: Workshop to Review Options to Amend the Zoning Code Related to Accessory Dwelling Units.

Final Hearing Body: Board of Supervisors

Lead Planner: Jessica Brandt, Senior Planner, (916) 875-2593, brandtj@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

Workshop from 8:25 - 9:40 PM

Discussed the major items as listed below and the County took down notes on comments from the council and the community in attendance (two people).

- Owner occupancy requirements or not
- No use of accessory structures for habitation
- More stringent development standards for accessory structures
- New development standards for accessory dwelling units
- design standards and review for accessory dwelling units
- Classification of the dwelling units into two or three categories

3.

Control No.: 03-0637 South Sacramento Habitat Conservation Plan
APN: Various

Plan Permittees:

- County of Sacramento
- City of Rancho Cordova
- City of Galt
- Sacramento County Water Agency
- Southeast Connector Joint Powers Authority

Location: The Plan Area (317,656 acres) is located in the southern portion of Sacramento County. The Plan Area includes portions of unincorporated Sacramento County, Galt, and the southern half of Rancho Cordova. Parts of southern Sacramento County, including the community of Rancho Murieta.

Final Hearing Body: Board of Supervisors

Lead Planner: Kim Hudson, Senior Planner, (916) 874-5849 HUDSONK@sacounty.net

COUNCIL RECOMMENDATION: APPROVE

TIME: 7:30 PM

Motion by: Virginia

Seconded by: John

Vote	Yes 4	No 1	Abstain 0	Absent 1
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Action:

Presentation by Bill Ziebron, Program Manager and Kim Hudson

- The Plan has already purchased the first 160 acre parcel for preservation.
- Working on additional acreage adjacent to this parcel.
- Only purchase from willing sellers.
- No use of eminent domain.
- Submit for permit issuance June 2018.

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:

STAFF UPDATE:

OTHER BUSINESS:

Council to consider approval of the January 17, 2018 minutes:

Council voted to approve minutes of January 17, 2018, Yes 4, No 0, Abstain 0, Absent 2.

PUBLIC COMMENT:

ADJOURNMENT: 9:45 pm

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 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 1-800-855-7100.



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Outside unincorporated Sacramento County
Dial 916-875-4311