

MINUTES

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

WEDNESDAY, FEBRUARY 18, 2009

6:30 P.M. – 9:00 P.M.

<http://www.planning.saccounty.net/cpac/cpac.html>.

Note:

Applicant or appointed representative should be present. If unable to attend, please contact the South Sacramento CPAC Chairman, Curtis Banks at 942-3337 or Email banks.curtis@smfd.ca.gov or Midge Chapin at 428-4119 or Email chapin@rcip.com . To contact the County Planning Department representatives for the SSCPAC area, please call Manuel Mejia, David Gieselman or Lindsay Brown at 874-6141 or email mejiam@saccounty.net , gieselmand@saccounty.net or brownl@saccounty.net . To contact the Planning Department clerical support, call 874-5454.

- Call Meeting To Order
- Explanation Of Role Of The Council
- Roll Call
- Introduction Of Members, Staff, And County Representatives

Curtis Banks	<u>Chairman</u>	P	Todd Lambert	P	Robert Gorham	P
Midge Chapin	<u>Vice-Chair</u>	P	Burke Lucy	P	Suzanne Lathrop	P
Phyllis Evans	<u>Secretary</u>	P	Walter Rice	P	David Lathrop	P

Planning Representatives:

- Manuel Mejia**, Senior Planner, County Planning Department
- David Gieselman**, Planner II, County Planning Department
- Lindsay Brown**, Planner III, County Planning Department

EXA – EXCUSED ABSENCE, R – RESIGNED, U - UNEXCUSED ABSENCE, TE – TERM EXPIRED, P – PRESENT

Quorum Determination: Yes No
County Representative: Yes No

PRESENTATION:

No presentations at this time.

PLANNING ITEMS FOR REVIEW:

1. **Control No.: PLNP2008-ZOB-00281** **Continued from January 21, 2009**
Assessor's Parcel No.: COUNTYWIDE
Applicant: Sacramento County Planning and Community Development Department
827 7th Street, Room 230, Sacramento, CA 95814
County Contact: Manuel Mejia, Senior Planner, 916-874-6141; mejiam@SacCounty.net
Project Name: SOCIAL REHABILITATION ZONING CODE AMENDMENT
Location: The entire boundaries of the unincorporated portion of Sacramento County.
Request: A **Zoning Code Amendment** to add Social Rehabilitation Centers in the General Agricultural Zones.

Investigating Member:

COUNCIL RECOMMENDATION: **APPROVAL**

Motion by: **Curtis Banks**

Seconded by: **Robert Gorham**

Vote: **9 – 0**

Yes 9

No 0

Abstain 0

Absent 0

Action: With case by case and in depth Use Permit.

Note: The South Sacramento CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

2. Control No.: PLNP2008-UPP-00295

Assessor's Parcel No.: 041-0100-002-0000

- Owner: Phuong Tran & Cuong La, 10074 Van Ruiten Lane, Elk Grove, CA 95624
- Applicant: Mr. Harvey Nguyen, 4813 Del Norte Boulevard, Sacramento, CA 95820
- Architect: Mr. Robert Massetti, 3710 Cone Court, Rocklin, CA 95677
- County Contact: David Gieselman, Planner II, 916-874-6141; gieselman@SacCounty.net
- Project Name: NEW A.E.M.C. APPLIANCES USE PERMIT AND DESIGN REVIEW**
- Location: The property is located at 3716 52nd Avenue, on the south side of 52nd Avenue approximately 250 feet west of Franklin Boulevard, in the South Sacramento community. **(Supervisor District 2: Jimmie Yee).**
- Request:
 1. A **Conditional Use Permit** to legalize an existing retail appliance sales store on approximately 0.67 acres in the M-1 zone.
 2. A **Design Review** to comply with the commercial and mixed use design guidelines.

Investigating Member:

COUNCIL RECOMMENDATION: **APPROVAL**

Motion by: **David Lathrop**

Seconded by: **Curtis Banks**

Vote: **9 – 0**

Yes 9

No 0

Abstain 0

Absent 0

Action: A solid fence is needed to screen the storage and parking area from public view on 52nd Avenue. An auto body shop exists within the same building as the appliance store, which is not shown on the floor plan - - a revised floor plan is required before the project can be scheduled for PRC review or the CPC final hearing. The signs on the building appear ok but the building needs paint and general freshening up treatment. Merchandise within the side yards must be moved to a minimum distance of 50 feet from the public right-of-way on 52nd Avenue. The current conditions constitute a potential code violation and a report will be sent to code enforcement along with reports of dumping and graffiti on the adjacent property to the west. The business to the north across 52nd Avenue also appears to have merchandise stored within the required 50-foot open yard area.

Note: The South Sacramento CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments: