

MINUTES

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

Wednesday, January 17, 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

michelini@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-P Secretary

MEMBERS: John Newman-EXA Virginia Jameson-P
Erica Jaramillo-P

COUNTY PLANNING REPRESENTATIVES: Mark Michelini-P Meg de Courcy-EXA

EXA – Excused Absence	U - Unexcused Absence	P – Present
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 **October 18, 2017** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): **GPB**
Control No.: **PLER2017-00202 Environmental Justice Workshop**
APN: **County-wide**
 Applicant/Owner: County of Sacramento
 Location: County-wide
 Request: Workshop for the Environmental Justice Element
 Final Hearing Body: Board of Supervisors
 Lead Planner: Tim Kohaya, Associate Planner, (916) 874-5982, kohayat@saccounty.net

Notes:

6:30-7:10 pm

Presentation by Kate Rose and Tim Kohaya

13-page handout

The program is a requirement from the passing of SB 1000; County to administer in two phases

Phase 1 - background, baseline research, and outreach like this; goal is to have BOS approval April 2018

Phase 2 - extensive public engagement, policy development, modification, deletion; goal is to have BOS approval April 2019

Topical Areas: Pollution Exposure and Air Quality, Access to Public Facilities, Healthy Food Access, Safe and Sanitary Homes, Promotion of Physical Activity, Promotion of Civic Engagement, Crime Prevention, Prioritize Improvements and Programs

Additional Topical Areas suggested in this workshop: Affordable housing (near work centers), Climate change, Public transit, and New Parks and maintenance for parks.

Will have additional CPAC workshops

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

Workshop so no vote

2. Entitlement(s): **PCN**

Control No.: **PLNP2017-00233 Fruitridge Bait & Tackle - PCN**

APN: **026-0281-001**

Applicant: Leu Her

Owner: Fruitridge Laundry ACQ LLC

Location: The property is located at 4234 Fruitridge Road at on the south side of Fruitridge Road approximately 160 feet east of 42nd Street in the South Sacramento community.

Request: The Board of Supervisors (Board) hears requests for public convenience/necessity (PCN) applications for liquor licenses within the unincorporated area, prior to issuance of a license by the State Department of Alcoholic Beverage Control (ABC) if the site is located within an over-concentrated census tract or a specified high crime reporting district. The applicant, Leu Her representing Fruitridge Bait & Tackle, requests an Off Sale Beer and Wine Liquor (Type 20) license at Fruitridge Bait & Tackle store at 4234 Fruitridge Road, in the community of South Sacramento.

Final Hearing Body: Board of Supervisors

Lead Planner: Manuel Mejia-P, Senior Planner, (916) 874-7934, MejiaM@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: DENIAL

TIME: 7:45 PM

Motion by: Orga

Seconded by: Erica

Vote

Yes 3

No 2

Abstain 0

Absent 1

Action:

Investigating member: Orga

County (Manuel) and Applicant Input:

- No single sales, min six-pack beer
- Sale hours 6 am to 8 pm; agreed to by applicant vs 10 pm end time
- Wine min size 750 ml
- 10 licenses with 1-mile radius (6 in County, 4 in City)
- Census tract is allowed 2 licenses, currently 2, so this would be third

Council and Neighborhood comments and concerns:

- Appearance of over concentration; 4 licenses already very close to this store represented in 1-mile radius
- Concerned with problems that may arise by customers wanting to make purchase before 6 am
- Worried about more crime this might bring; already high crime designation
- Worried about another source of pollution that could end up in local rivers
- Two fisherman/hunters spoke in favor of the convenience and safety of one-stop shopping

3.

Entitlement(s): PMR

Control No.: PLNP2017-00274 Parkway Shopping Center Tentative Parcel Map

APN: 050-0010-050-0000

Applicant/Owner: RSC Engineering, Inc.

Location: The property is located at the intersection of Florin Road and East Parkway in the South Sacramento community.

Request: 1. A Tentative Parcel Map to divide a 2.76 acre parcel into three lots in the Limited Commercial (LC) zone at the intersection of Florin Road and East Parkway in the South Sacramento Community.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Nishant Seoni, Assistant Planner, (916) 874-7966, seonin@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: APPROVE

TIME: 8:00 PM

Motion by: Erica

Seconded by: Orga

Vote

Yes 5

No 0

Abstain 0

Absent 1

Action:

Investigating member: None

County and Applicant (Tiffany) Input:

- Parcel 1 has Smog Shop existing and proposed Dutch Bro Coffee building
- Parcel 2 IHOP existing

- Parcel 3 Multiple retail fronts existing with vacancy
- Separating project into three parcels will allow for individual sale of each parcel

Council and Neighborhood comments and concerns:

- Like the idea of ownership pride for each building
- Concerned with existing traffic already on East Parkway and Florin and additional traffic generated from proposed Dutch Bro Coffee
- Existing building on Parcel 3 needs some rehabilitation, etc.

4. Entitlement(s): PMR

Control No.: PLNP2017-00303 Florin Towne Center Tentative Parcel Map

APNS: 042-0011-012 & 042-0011-018

Applicant/Owner: Starboard Florin, LLC

Location: The property is located at 6985 65th Street and on the northwest corner of the intersection of Florin Road and Stockton Boulevard in the South Sacramento community.

Request:

1. A Tentative Parcel Map (PMR) to divide two parcels totaling approximately 26-acres into 16 parcels ranging in size from 0.13-acres to 5.64-acres in the SC Zoning District. The site is developed with a commercial shopping center and the map will place each building in the shopping center on a separate parcel.
2. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: APPROVE			TIME: 8:10 PM	
Motion by: Erica		Seconded by: Orga		
Vote	Yes 5	No 0	Abstain 0	Absent 1

Action:

Investigating member: None

County and Applicant (Burrell Consulting Group) Input:

- Splitting these two parcels into 16 allows for individual business owners to also own their building instead of leasing.
- An association will cover the common maintenance of landscaping, parking and lighting.

Council and Neighborhood comments and concerns:

- Favorable if it also encourages occupancy of vacant buildings and additional development of vacant property

5. Entitlement(s): CZB, SDP, SPP, DRS

Control No.: PLNP2016-00356 Raj Subdivision

APN: 115-0061-044

Applicant: Aras Design & Construction Inc.

Owner: Raj Kumar

Location: The property is located at approximately 215 feet south of Elsie Avenue and 235 feet east of Stockton Boulevard in the South Sacramento community.

- Request:
1. A Community Plan Amendment and Rezone from SC to RD-15 on approximately 3.2 acres.
 2. A Tentative Subdivision Map to create 38 residential lots on approximately 3.2 acres in the RD-15 zone.
 3. A Special Development Permit to deviate from lot size, lot width, yard setback and open space requirements.
 4. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Meredith Holsworth-P, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: CONTINUE

TIME: 9:10

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

Investigating member: Todd

County (Meredith) and Applicant Input:

- Project is much different than is usual for RD-15 zoning, which usually has apartments and multi-family housing
- Project correctly zoned SC but is hard to market as it is hidden behind other commercial and not fronted on main road
- RD-5 zoning to the east side of project
- Private sanitation pickup will be required
- County said 20 guest parking stalls provided as well as driveway parking meets County requirements
- Applicant confirmed that the project will be a gated community as the parcels on the west will have fencing to close the parameter

Council and Neighborhood comments and concerns:

- The existing commercial property on the north has a homeless problem and evidence of a small fire pit adjacent to at least one building
- Concerned with type of fencing that will be used on all sides adjoining properties with different uses
- HOA needs to cover cost of maintaining landscaping, common park area and equipment, roads, trash pickup, etc.
- Need to know level of deficiency on required open space
- Concerned with two properties where homes have zero setback from 20' road
- Concerned with width of 20' road, no curb, no gutter, no sidewalks
- Neighbors concerned with drainage of this property and not flooding their adjoining property
- Concerned with additional traffic and how new residencies will turn onto Elsie and Stockton
- Concerned with the appropriateness of rezoning this parcel as RD when it is almost surrounded by SC zone.
- Favorable idea to provide starter-home purchase with prices in the low-\$200,000 according to applicant
- Concerned with four lots where a significant portion of the driveway is reduced by the street corners
- Concerned with the limited side setbacks and where the residents will store their garbage cans
- Concerned with the safety of placing the garbage cans in the narrow street or on their driveways on the day of pickup
- Project currently has local homeless living on it and development of this parcel will address that problem
- The homeless problem will just go elsewhere
- Neighbors concerned with location of some of the 2-story plans and privacy of their properties
- Neighbors on the east would like to see a solid fence not wrought iron
- Need to address proper fencing type on the south adjoining other SC property

Voted to continue this project after so many comments and concerns were raised. County Design review is likely to result in many changes to the tentative subdivision map, so it was determined that voting now would be of no value. We will see this project again.

6.

Entitlement(s): SDP, SPP, DRS

Control No.: PLNP2017-00217 Victoria Park

APNS: 039-0011-006, 039-0011-008, 039-0011-020, 039-0011-021, 039-0011-033, 039-0011-034, 039-0011-042, and 039-0011-043

Applicant: Burrell Consulting Group

Owner: Victoria 47, LLC

Location: The property is located approximately 228 feet east of the 47th Avenue /47th Street intersection, in the South Sacramento Community.

- Request:
1. A Tentative Subdivision Map to divide 16.00 acres into 124 total lots; 113 single family residential lots, three commercial/residential lots, four open space lots, and four private street lots.
 2. A Special Development Permit to allow the following deviations:
 - Mixed Use
 - a. Section 5.5.2.A. Table 5.13 Reduced front yard setback for the commercial buildings fronting along 47th Avenue from 50 feet to 0 feet.
 - b. Section 5.5.2.A. Table 5.13 Reduced street side yard setback for commercial buildings adjacent to entry roads from 50 feet to 15 feet.
 - c. Section 5.5.2.A. Table 5.13 Reduced setback for trash enclosures from 15 feet to 2 feet.
 - d. Section 5.2.5.D.2. Six foot high masonry wall required adjacent to residential will not be constructed.
 - Single Family Residential
 - e. Section 5.4.3.A. Table 5.8 Increased density for the number of single family homes in the RD-15 zone district from 15.0 dwelling units per acre to 15.2 dwelling units per acre.
 - f. Section 5.4.3.A. Table 5.8 Reduced interior lot area from 4,000 square feet to 2,100 square feet.
 - g. Section 5.4.3.A. Table 5.8 Reduced corner lot area from 5,200 square feet to 2,275 square feet.
 - h. Section 5.4.3.A. Table 5.8 Reduced interior lot width from 40 feet to 30 feet.
 - i. Section 5.4.3.A. Table 5.8 Reduced corner lot width from 52 feet to 23.3 feet.
 - j. Section 5.4.3.A. Table 5.8 Reduced front yard setbacks from 25 feet to 8 feet.
 - k. Section 5.4.3.A. Table 5.8 Reduced interior side yard setbacks from 15 feet to 0 feet.
 - l. Section 5.4.3.A. Table 5.8 Reduced rear yard setbacks from 15 feet to 13 feet.
 - m. Section 5.4.3.A. Table 5.8 Reduced street-side yard setbacks from 25 feet to 11 feet.
 - n. Section 5.4.5.B. Table 5.10 Increase height of accessory structure from 16 feet, 1 story to 23 feet, 11 inches, 2 stories.
 - o. Section 5.9.2.A. Table 5.18 Reduced drive way length for single family residential alley-loaded detached garage driveway from 19 feet to 5 feet.
 3. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Cindy Schaer-P, Project Manager, (916) 874-8624, schaerc@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION: APPROVE

TIME: 10:15 PM

Motion by: Erica

Seconded by: Virginia

Vote

Yes 4

No 0

Abstain 0

Absent 2

Action:

Investigating member: None

Orga left the meeting before the vote was held.

County (Cindy) and Applicant Input:

- There is a need for starter-home buying ability, like this project, in the County
- Already zoned LC adjacent to 47th Ave and RD-15 interior
- Bounded by RD-5, RD-20 and commercial
- Adding traffic signal at Sampson and 47th
- Adding bike lanes to bridges in project and along 47th within project limits
- 12 units in commercial buildings will be affordable housing (3 very low income and 9 low income)
- 1 unit in each commercial building (3-story) will be on 1st floor for better access and located on the back (south) side of each building
- Most streets public, some elements are considered private and covered by HOA
- Bike lockers are included in commercial space

Council comments and concerns: (All members of the public left at Item 5)

- Confirmed that a HOA will be established for maintenance and landscaping of the project; common areas to all
- Understand noise study identified need for some masonry walls but most fencing will be solid wood
- Traffic flow throughout project appears well thought out
- Liked mix use concept on front buildings and private ownership on single family homes in back
- Project encourages pedestrian/bicycle to and within project
- Need connection to school to the south without having to go out to 47th Ave
- Concerned with residences being able to put away garbage cans out of sight when the side setbacks are so minimal, 3-5 ft.

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

Council to consider approval of the November 15, 2017 minutes:

Council voted to approve minutes of November 15, 2017, Yes 3, No 0, Abstain 1, Absent 2.

PUBLIC COMMENTS

See Neighborhood comments and concerns under each item and referral form given to County.

ADJOURNMENT: 10:20 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 1-800-735-2929



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