

AGENDA

SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCIL

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

WEDNESDAY, SEPTEMBER 2, 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 or Lindsay Brown at 874-6141 or email mejiam@saccounty.net or brownl@saccounty.net . To contact the Planning Department clerical support, call 874-5397.

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

Curtis Banks Chairman
Midge Chapin Vice-Chair
Phyllis Evans Secretary

Todd Lambert
Burke Lucy
Walter Rice

Robert Gorham
Suzanne Lathrop
David Lathrop

Manuel Mejia, Senior Planner, County Planning Department

Lindsay Brown, Planner II, 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:

1. **CARLY VELEZ-HUSTON, SHRA REDEVELOPMENT PLANNER**
Topic: South of Florin Area (SoFA) Infill Development Plan

CPAC input is needed on this plan as it will provide clear policy direction for land use and development within the SoFA. This plan evaluates the long-term viability of existing land uses, proposes future land uses through development prototypes/scenarios for selected opportunity sites, and to work in collaboration with the community as well as ongoing planning activities along Florin Road and Stockton Blvd.

**2. Paul Marx, Director of Planning.
Sacramento Regional Transit District**

A New Way of Thinking

The new Transit Action Plan proposes a major increase in services to make transit in the Sacramento region the preferred travel choice. Come Hear about:

- **Extended rail service to the Sacramento Metropolitan Airport**
- **A vision for new tram service**
- **A new Hi-Bus network providing fast reliable service connections to major destinations and the rail network**
- **Better ways to connect to the regional system with local buses and shuttles**
- **ADA service as an underlying network serving those who are unable to use fixed route service**
- **Improved pedestrian and bicycle access to the transit network through “complete corridors” and transit oriented development**

PLANNING ITEMS FOR REVIEW:

3. Control No.: PLNP2009-PCN-00127

Assessor’s Parcel No.: 042-0011-017

Applicant: Wal-Mart Stores, Incorporated, 702 SW 8th Street, Bentonville, AR 72716
Attention: Jamie Pierce

Agent: Sheppard Mullin Richter & Hampton, Four Embarcadero Center, Suite 1700,
San Francisco, CA 94111

County Representative: Karyl Marsh, County of Sacramento, Executive’s Office, 700 H Street, Room 7650,
Sacramento, CA 95814

Project Name: **WAL-MART APPLICATION TO THE SACRAMENTO COUNTY BOARD OF SUPERVISORS FOR A LETTER O PUBLIC CONVENIENCE/NECESSITY RELATING TO THE SAL OF ALCOHOL WITHIN AN UNINCORPORATED AREA**

Location: Wal-Mart Stores, Incorporated, 6051 Florin Road, Sacramento, CA 95828

Request: APPLICATION TO THE SACRAMENTO CUNTY BOARD OF SUPERVISORS FOR A LETTER OF PUBLIC CONVENIENCE RELATING TO THE SALE OF ALCOHO WITHIN an UNINCOPORATE.

Type of Business – General Retail
Type of License – 21 – Off Sale General

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

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:

4. Control No.: 2006-CZB-SDB-SPP-AHS-DRS-0726 (South Sacramento Secondary)

Assessor's Parcel No.: 115-0120-015, 023

Owner/Applicant:: BZB Roseville, LLC, 8303 Sierra College Boulevard, Roseville, CA 95661
Attention: Don Burton

Engineer: RFE Engineering, 8680 Greenback Lane, Orangevale, CA 95662
Attention: Bob Eynck

Architect: Kuchman Architects, 2203 13th Street, Sacramento, CA 95818
Attention: Bob Kuchman

Other: Royce Sanders, USA Properties Fund, Inc., 2440 Professional Drive,
Suite 100, Roseville, CA 95661

Other: Kris Steward, Law Offices of George Phillips, 2306 Garfield Avenue ,
Carmichael, CA 95608

Project Name: PROMENADE AT ARBOR CREEK COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, DESIGN REVIEW AND AFFORDABLE HOUSING PLAN

Location: The property is located at 8330 and 8294 Elk Grove-Florin Road, on the west side of Elk Grove-Florin Road, approximately 600 feet north of Calvine Road, in the Vineyard community. (Supervisor District 5: Don Nottoli)

- Request:
1. A **Community Plan Amendment** and corresponding **Rezone** of 13.45 (gross) acres from Agricultural-Residential 10 (AR-10) to Limited Commercial (LC) 6.69 gross acres and to Multiple Family Zone (RD-20) for 6.56 (net) acres.
 2. A **Tentative Subdivision Map** to create a total of twelve (12) lots consisting of ten (10) lots from 6.34 net acres within the Limited Commercial (LC) zone and to create two (2) lots from 6.56 net acres within the Multiple Family Zone (RD-20). In addition, Road A has been designated as Lot A on the Tentative Subdivision Map that is approximately 0.63 acres and will be a portion of the Limited Commercial (LC) portion of the project. Lot B has been designated as an extension of Robbins Road and is approximately 0.27 acres and will be designated as a portion of the Limited Commercial (LC) portion of the project.
 3. An **Affordable Housing Plan** consisting of the construction of onsite 162-unit rental multifamily project. These units will be separated into two different projects, Arbor Creek family apartments of 94 units and Arbor Creek senior apartments of 68 units.
 4. A **Special Development Permit** for an alternative design.
 5. A **Special Development Permit** to permit a density bonus of 32 units in the RD-20 zone.
 6. A **Design Review** to comply with the commercial and mixed use design guidelines and the multifamily design guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

Please note: The South Sacramento CPAC has the right and will be able to file an appeal to the County of Sacramento Board of Supervisors if the CPAC recommendation is overruled

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

OTHER BUSINESS:

APPROVAL OF MINUTES:

ADJOURNMENT:

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 Department of Planning and Community Development at (916) 874-7910 or 874-7647 (TTY), 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

CPAC Member forwarding minutes to County Planning: