

# AGENDA

## CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

County of Sacramento  
Branch Center OB3, Conference Room 1  
3701 Branch Center Road  
Sacramento, CA 95827

Thursday, February 15, 2018

7:00 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Cordova.aspx>

**Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:**

**Cordova CPAC Chair** Gay Jones (916) 208-0736

**County of Sacramento, Office of Planning and Environmental Review representatives for the Cordova Area**

**Principal Planner** Todd Smith (916) 874-6918 [smithtodd@saccounty.net](mailto:smithtodd@saccounty.net)

**Associate Planner** Carol Gregory (916) 874-5854 [gregoryc@saccounty.net](mailto:gregoryc@saccounty.net)

**Associate Planner** Emily Hyland (916) 874-6578 [hylande@saccounty.net](mailto:hylande@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-Cordova@saccounty.net](mailto:CPAC-Cordova@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** Gay Jones Chair  
Erin Heath Vice-Chair  
Andrew Keller Secretary

**MEMBERS:** Carmen Mitchell Maurice Thomas  
Christopher Stahl Terry Rock  
Gloria Mattes

**COUNTY PLANNING REPRESENTATIVES:** Todd Smith Carol Gregory/Emily Highland

| <i>EXA – Excused Absence</i>           | <i>U - Unexcused Absence</i> | <i>P – Present</i> |
|--|------------------------------|--------------------|
| <b>QUORUM DETERMINATION:</b>           | Yes                          | No                 |
| <b>COUNTY PLANNING REPRESENTATIVE:</b> | Yes                          | 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 18, 2018** minutes

**PLANNING ITEMS FOR REVIEW:**

**1. 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](mailto:HUDSONK@sacounty.net)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

|      |     |    |         |        |
|------|-----|----|---------|--------|
| Vote | Yes | No | Abstain | Absent |
|------|-----|----|---------|--------|

Action:

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

**Entitlement(s):** ZOB

**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@sacounty.net](mailto:BRANDTJ@sacounty.net)

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

|      |     |    |         |        |
|------|-----|----|---------|--------|
| Vote | Yes | No | Abstain | Absent |
|------|-----|----|---------|--------|

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:

**STAFF UPDATE:**

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**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 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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# MINUTES

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**OFFICERS:** Gay Jones EXA Chair  
Erin Heath P Vice-Chair  
Andrew Keller P Secretary

**MEMBERS:** Carmen Mitchell P Maurice Thomas P  
Christoph Stahl P Terry Rock P  
Jeanne Gloria Mattes P

**COUNTY PLANNING REPRESENTATIVES:** Todd Smith P Carol Gregory/Emily Highland

| EXA – Excused Absence                  | U - Unexcused Absence | P – Present |
|--|-----------------------|-------------|
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### 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, 2017** minutes



# PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** UPZ

**Control No.:** PLNP2017-00340 CHH Marine Services Use Permit

**APN:** 069-0140-015

**Applicant/ Owner:** CHH Marine Services

**Location:** The property is located at 11383 Pyrites Way, approximately .4 miles east of Gold River Road in the Cordova community.

**Request:** A **Use Permit** to allow Boat Sales on approximately 1.03 acres in the M-2 zone.

**Final Hearing Body:** Zoning Administrator

**Lead Planner:** Meredith Holsworth, Associate Planner, (916) 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)

[Click here for more information.](#)

|  |              |             |                              |                   |  |
|--|--------------|-------------|------------------------------|-------------------|--|
| COUNCIL RECOMMENDATION: <i>Approve</i> |              |             |                              | TIME: <i>7:10</i> |  |
| Motion by: <i>Mitchell Stahl</i>       |              |             | Seconded by: <i>Mitchell</i> |                   |  |
| Vote                                   | Yes <i>7</i> | No <i>0</i> | Abstain <i>0</i>             | Absent <i>1</i>   |  |
| Action: <i>Recommend Approval</i>      |              |             |                              |                   |  |

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

**Control No.:** PLNP2017-00310 Verizon Mayhew

**APN:** 068-0011-088

**Applicant:** Matthew Moore

**Owner:** Ethan Conrad

**Location:** The property is located at 9300 Tech Center Drive, approximately 200 feet south of Folsom Boulevard in the Cordova community.

**Request:**

1. A **Use Permit** for roof-mounted antenna and associated ground equipment for a wireless telecommunications facility on an existing building in the MP zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Zoning Administrator

**Lead Planner:** Emma McHatten, Assistant Planner, (916) 875-4197, [mchattene@saccounty.net](mailto:mchattene@saccounty.net)

[Click here for more information.](#)

|   |              |             |                          |                          |  |
|---|--------------|-------------|--------------------------|--------------------------|--|
| <b>COUNCIL RECOMMENDATION:</b> <i>approve</i> |              |             |                          | <b>TIME:</b> <i>7:21</i> |  |
| Motion by: <i>Mattes</i>                      |              |             | Seconded by: <i>Rock</i> |                          |  |
| Vote  | Yes <i>6</i> | No <i>0</i> | Abstain <i>1</i>         | Absent <i>1</i>          |  |
| Action:                                       |              |             |                          |                          |  |

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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:

739

**OTHER BUSINESS:**

N/E corner South Watt  
Carrabera duplex - setbacks?  
fence heights? adj. property  
driveway location?  
Screen trees?

**PUBLIC COMMENT:**

**ADJOURNMENT:**

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