



AGENDA
Delta Citizens Municipal Advisory Council (CMAC)
Wednesday, June 10, 2020 at 7:30 PM
(Teleconference-Video)

ANNOUNCEMENT

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item. Off agenda comments are addressed at the conclusion of the regular agenda.

How to make a public comment

- Email boardclerk@saccounty.net. Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

How to view or listen to a meeting

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/ezkwkeuk>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/ezkwkeuk> (Enter Event ID Code: **ezkwkeuk**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **7564935#**)

How to access meeting material

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

How to request an accommodation

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

CPAC Members

Gil Labrie – District 5 Appointee (Chairperson)
Michael Steinbacher – District 5 Appointee (Vice Chairperson)
Amelia Wareham – District 5 Appointee (Secretary)
John Baranek – District 5 Appointee
Stan Eddy – District 5 Appointee
Bradford Pappalardo – District 5 Appointee
Joseph Salman – District 5 Appointee
William Schauer – District 5 Appointee
Sally Shanks – District 5 Appointee
Topper Van Loben Sels – District 5 Appointee
Sandra Waterhouse – District 5 Appointee

County of Sacramento Staff

Tim Hawkins, Senior Planner (916) 874-5909 hawkinst@saccounty.net
Tim Kohaya, Associate Planner (916) 874-5982 kohayat@saccounty.net
Renaë McClain-White, Meeting Clerk (916) 874-8022 townsends@saccounty.net

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

CALL MEETING TO ORDER

ROLL CALL

PLEDGE

INTRODUCTIONS

CPAC ANNOUNCEMENTS

CONSENT MATTERS FOR REVIEW

1. [Approve Council Minutes From January 8, 2020](#)

PLANNING PROJECT MATTERS FOR REVIEW

2. PLNP2018-00160 – The Willow Ballroom Use Permit

Supervisorial District(s): Nottoli

Assessor Parcel No: 132-0091-019 And 020

Applicant/Owner: Donis And Dan Whaley, River Road Exchange

Location: 10724 State Highway 160 (CA-160), West Of The River Road/CA-160 And Hood Franklin Road Intersection In The Delta Community.

Request: Use Permit To Allow Event Center/Reception Hall Use At An Existing Approximately 10,000-Square-Foot Structure Located Approximately 4.68 Acres In The M-1(F) Zoning District.

Special Development Permit To Allow:

- Valet Parking For Events At The Willow Ballroom As A Means To Satisfy Off-Street Parking Requirements;
- The Existing Chain-Linked Fencing Located In The Front And Side Street Yards Of The Project Site To Deviate From Fencing Type Requirements;
- The Existing Five-Foot-Wide Planters Located Adjacent To And Within The CA-160 Right-Of-Way To Deviate From Landscape Screening Requirements For A Property Within A Scenic Corridor; And
- Deviation From Bicycle Parking Requirements.

Design Review To Comply With Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner: Desirae Fox, Assistant Planner, 916-875-3035
foxde@saccounty.net

3. PLNP2020-00041 – Meiliang You Farming Tentative Parcel Map

Supervisorial District(s): Nottoli

Assessor Parcel No: 132-0010-009

Applicant/Owner: Matthew Lai/ Meiliang You Farming Corporation

Location: 0 River Road, Hood, CA 95639 In The Delta Community.

Request: Tentative Parcel Map To Divide An Existing 46.91 Acre Lot Zoned AG-40 Into Two Lots.

Special Development Permit To Deviate From The Minimum Lot Size For A Parcel In The AG-40 Zone Where The Resultant Parcel Will Be 5.0 Acres And Will House A Single Family Residential Development Pursuant To Section 6.4.6.1 Of The Zoning Code.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Desirae Fox, Assistant Planner, 916-875-3035
foxde@saccounty.net

4. **PLNP2019-00202 – 10325 Franklin Boulevard Tentative Parcel Map**

Supervisorial District(s): Nottoli

Assessor Parcel No: 132-0030-020

Applicant/Owner: Cornerstone Church of the Nazarene

Location: 10325 Franklin Boulevard In The A-2 Zone In The Delta Community.

Request: Tentative Parcel Map And Design Review To Divide 7.65 Acres Into Three Parcels, Two Of 2 Acres And One Of 3.87 Acres.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

MISCELLANEOUS MATTERS

5. Council To Consider Meeting Time Change
6. Staff Update
7. Council Member Comments
8. Public Comments

Adjournment

Monthly Meeting Scheduled Every Second (2nd) Wednesday