

**SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL**

Minutes

Wednesday, March 16, 2016

6:30 PM

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

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the South Sacramento Interim CPAC Chairman, Burke Lucy at (916) 393-6997 or burke.lucy@calrecycle.ca.gov. To contact the Sacramento County Planning and Environmental Review Division representativeS for the South Sacramento CPAC area, please call Mark Michelini at (916) 874-5648 or michelinim@saccounty.net and Juliette Robinson at (916) 874-6929 or robinsonj@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: 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.

MEMBERS: TODD LAMBERT **P** BURKE LUCY **P**
JOHN NEWMAN **P** ORGA PACHECO **P**

REPRESENTATIVES: MARK MICHELINI **P** - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
JULIETTE ROBINSON **P** – COUNTY PLANNING AND ENVIRONMENTAL REVIEW

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

QUORUM DETERMINATION: Yes No

COUNTY REPRESENTATIVE: Yes No

Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [DRCP2016-00009](#)

Project Name: Farm to Future Design Review

Assessor's Parcel No.: 043-0230-001, 002, 003, 005,006, 007, 008, 009, 010, 011,012,013,014,015,016,043-0070-029,031

Location: The property is located at Augusta Way, in the Old Florin Town community. (Supervisor District 1: Serna)

Applicant/Phone/Email: Attn: Noah Painter
Farm to Future Associates, L.P.
9 Cushing, Suite 200, Irvine, CA 92618
415-856-0010; noah@domusd.com

Architect: Attn: Robert Lindley
YHLA Architects
1617 Clay Street, Oakland, CA 9561
510-836-6688; bob@yhla.net

County Project Manager: Cindy Schaer, 916-874-8624

Request: Design review of a project proposing 200 apartment units, one manager's unit, community building, community gardens, 143 vehicular parking spaces, and 160 bicycle parking spaces on approximately 7.4 acres.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

2. Control No.: [PLNP2016-00010](#)

Project Name: EVAN ESTATES TIME EXTENSION

Assessor's Parcel No.: 115-1810-043/044/045

Location: The property is located on the north side of Stevenson Avenue, approximately 1/4 mile east of the intersection of Power Inn Road and Stevenson Avenue in the South Sacramento community.
(Supervisor District 2: Patrick Kennedy)

Applicant/Phone/Email: Attention: Taylor Greer
Carlile Properties
5700 J Street, Sacramento, CA 95819
916-476-5696; taylor@carlilerealty.com

Contractor: Rosaline Salyphone
8448 Cutler Way, Sacramento, CA 95828

Engineer: Attention: David Cobbs
Baker Williams Engineering Group
6020 Rutland Drive, Suite 19, Carmichael, CA 95608
916-331-4336 x24; dcobbs@bwengineers.com

County Project
Manager: Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net

Request: A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of five years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2005-0096), to divide approximately 7.96 acres into 38 lots in the RD-5 zone.
- Entitlements approved with and pertaining to the above, specifically; an Exception from Title 22.110.070(d) to allow a lot less than 95 feet in depth (Lot 5), and an Affordable Housing Plan that consists of payment in-lieu and affordability fees.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

3. Control No.: [PLNP2016-00008](#)

Project Name: GERBER CREEK TIME EXTENSION

Assessor's Parcel No.: 065-0070-007

Location: The property is located at 7450 Elk Grove Florin Road, approximately ½ mile south of Florin Road in the South Sacramento Community.
(Supervisor District 2: Patrick Kennedy)

Applicant/Phone/Email: Attention: Jack Liebau
Liebau Family Partnership
665 Canterbury Road, San Marino, CA 91108
650-222-8150; jackliebau@yahoo.com

Engineer: Attention: Vance Jones
MacKay & Soms
1552 Eureka Road, Suite 100, Roseville, CA 95661
916-773-1189; vjones@msce.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net*

Request: A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0187), to divide approximately 30.3 acres into 186 lots in the RD-4 and RD-7 zones.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit to deviate from lot size, width, and setback standards, as well as an affordable housing density bonus of 24 lots.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

4. Control No.: [PLNP2015-00262](#)

Project Name: NUEVA VISTA USE PERMIT

Assessor's Parcel No.: 020-0301-003/005/006/007/009/021

Location: The property is located on the south side of Roosevelt Avenue, approximately 1/3 mile west of the intersection of Roosevelt Avenue and Stockton Boulevard in the South Sacramento community.
(Supervisor District 1: Phil Serna)

Applicant/Phone/Email: Attention: Mike Weinstein
Psyenergy Programs
18225 Hale Avenue, Morgan hill, CA 95037

Other: Attention: Jerry Dommer
Dommer Architects
18670 Castle Lake Drive, Morgan Hill, CA 95037
925-788-9202; jdommer@earthlink.net

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net*

- Request:**
1. A **Use Permit** to allow a 99-bed congregate care facility in the RD-5 zone through the improvement and addition to an existing residential care facility, and to allow the construction of an ancillary 2,000 square-foot counseling facility.
 2. A **Design Review** to conform to Institutional Development Standards. (SCZC 5.8.2.)

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at vogt@saccounty.net or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

OTHER BUSINESS:

- The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County's regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities.
- The County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

For questions, contact: Kevin Messerschmitt, 916-874-7941; Messerschmitt@saccounty.net

Farm to Future

Cindy - No plan, supervisor commission
straight building dept

Show project see 2016 guidelines
CPRC Not voting - just showing Design

Mia Kong - Local Developers, Southgate recreation Park

(YALA) Agr preservation, Affordable housing
(Architects) soil Board Partner

look to training farming, classroom, certification, organic
cooking classes. Restoring Florin Creek - state funding, Bike & Pet Trail

Public Park, pavillion - place of gathering, sell produce, create History on
plaques Total Acres 19, Affordable for 55 years, Southgate going to maintain Park, limit number
not same on security, age & ethnic not part of requirement, govt. funding, limit number
People on Apt.

Public:

Extending Bankini, Nothing on Augusta, empty piece property near Bankini may
be bought out, Alta Florin Rd may be built in 15 years through farm.
4plex going to stay for now

what percentage three storie building, build in back, 1 & 2 Bedroom Apt. not for
families, worried about crime

Hilory - who is going to manage the park, security
seniors, working - incomes going to stay

Sheriff & Police cannot patrol, hands are full, cameras don't work
who works on farm anybody

handy cap, stay on ground floor

Evan Estates Time Extension

Not making change, asking for extension, everything is already approved
Mr. Green - Developer

Public: Future ride away - can not build, unless property owner sell, worried about losing
footage from their property
fence falling apart on Bannon Rd., trash dump

Gerber Creek Extension

Vance Jones Rep

Half Plex, single Family Home Density Bonus Plan - Affordable housing
Looking to sell property to future developer

Public: Stubbing in Garber Rd, concern about livestock, traffic

RD 4 - RD 7 - Zoning - Density - small or large, Want to see something happen
with land now not future, homeless problems, Project going on for 16 years
wants estates to coordinate

Nueva Vista Use Permit - Workshop

Jerry Romer

Synergy Owner of Property, 12 Flag Problems, violation, breaking down building
and rebuilding, everything one stories, singles & doubles, stucco walls for fence 6ft
Invest 3 million dollar to build and fix, Move resident living there 28 people to new adjacent
building, Skilled Nursing facility, landscaping, 18 staff for 28 people now, 16 Professional
to 72 clients, open for tour

Public: Worried about trash, property value, lost 5ft because of fence

Urban Ag
selling

Approval Minutes: 6:30 PM to 10:00 4 hours, 30 min.

Adjournment