

**SOUTH SACRAMENTO
COMMUNITY PLANNING ADVISORY COUNCIL**

MINUTES

WEDNESDAY, October 19, 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 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:

P-BURKE LUCY

CHAIRMAN

P-TODD LAMBERT

P-ORGA PACHECO

U-JOHN NEWMAN

REPRESENTATIVES:

P-MARK MICHELINI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA-JULIETTE ROBINSON – 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.: [PLNP2016-00221](#)

Project Name: Vida Court Tentative Parcel Map

Assessor's Parcel No.: 051-0650-013

Location: The property located at 7332 Pritchard Road, on the southwest corner of Pritchard Road and Vida Court in the South Sacramento community.

Owner: Timothy P. and Janette C. Riley
17665 Old Summit Road, Los Gatos, CA 95033
408-210-8765; triley1@gmail.comApplicant/Phone/Email: Attention: Bob Lilly - presented project and answered questions
Rose's Engineering
8577 Bader Road, Elk grove, CA 95624
916-837-6058; roblilly@comcast.netCounty Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

- Request: 1. A Tentative Parcel Map to create three lots on approximately 0.42 acres in the RD-5 zone.
-
2. A Design Review to conform to the Residential Design Guidelines.

Investigating Member: Todd

COUNCIL RECOMMENDATION: Approve

Motion by: Todd

Seconded by: Orga

Vote:	Yes 3	No 0	Abstain 0	Absent 1
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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:
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Comments:

No one from local neighborhood at this meeting.

All three lots meet minimum size standards (width and depth) for RD-5.

Pritchard Road dead ends south of this project, so main access is to the north to Florin Road. Access to

the south is by Reese Road which requires several turns, in order to get to Gerber Road. Connection of Pritchard Road and Scottsdale Drive, at some time in the future, would provide access to the west and Power Inn Road.

With final approval of this Map, there will be 15 parcels in Vida Court, two of which are on the corner with Pritchard Road. Four lots at the end of the Court have already been approved, and are currently being developed. Recent adjustments to those lot lines have been filed according to the applicant, to better fit the proposed homes.

The final hearing body is the Subdivision Review Committee.

2. Control No.: [PLNP2016-00335](#)

Project Name: Stevenson Avenue Tentative Parcel Map

Assessor's Parcel No.: 115-1970-006

Location: The property located at 8134 Stevenson Avenue approximately 250 feet east of Power Inn Road in the South Sacramento community.

Owner: Loredana Lupsa
8134 Stevenson Avenue, Sacramento, CA 95828
916-798-9923

Applicant/Phone/Email: Attention: Richard Varney - [presented project and answered questions](#)
Varney Land Survey's
2285 66th Avenue, Sacramento, CA 95822
916-395-2822; artvils@att.net

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

- Request:**
1. A Tentative Parcel Map to divide approximately 1.87 acres into four lots in the RD-5 zone.
 2. A Design Review to conform to the Countywide Design Guidelines.

Investigating Member: Todd

COUNCIL RECOMMENDATION: Approve

Motion by: Todd

Seconded by: Orga

Vote:	Yes 3	No 0	Abstain 0	Absent 1
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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:

No one from local neighborhood at this meeting.

The project is a narrow rectangle fronting on Stevenson Avenue on the north and the southeast corner connects with Visalia Way.

The northern most lot, fronting on Stevenson Avenue, where the current owner lives, will be approximately 1 acre in size and will have curb, gutter, and sidewalk added along Stevenson Avenue.

The next lot south will have access by a private drive to Visalia Way. The remaining two lots going south on the project, will also access Visalia Way and include completion of the curb, gutter and sidewalk as well as building "a knuckle" to the 90° turn on Visalia Way.

Project works well with neighborhood and once Visalia Way is completed (several more breaks in Visalia Way going east of this project) traffic movement will be better.

Currently Visalia Way dead ends about 400' east of project and access is by Visalia Way to the south to Auberry Drive and west to Power Inn Road.

The final hearing body is the Subdivision Review Committee.

3. Control No.: [PLNP2016-00346](#)

Project Name: Winding Meadow Village Time Extension

Assessor's Parcel No.: 040-0010-052/053

Location: The property is located at on the east end of Patterson way, approximately 1,000 feet east of Stockton Boulevard in the South Sacramento community.
(District 2: Kennedy)

Applicant/Phone/Email: Attention: Raymond Li - [present and answered questions](#)
Winding Meadow Residence at 65111 Street, LP.
800 University Ave, #7, Palo Alto, CA 94301
650-863-7123; ramondli.ssps@gmail.com

Engineer: Ron Personius - [Bobbie Lebeck presented project and answered questions](#)
Lebeck Young Engineering, Inc.
3430 Robin Lane #2, Cameron Park, CA 95682
530-677-4080; ron@lebeckyoung.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net*

Request: 1. 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 2004-00476) to divide approximately 4.1 acres into 37 residential lots in the RD-10 zone.

Investigating Member:

COUNCIL RECOMMENDATION: Approve

Motion by: Todd			Seconded by: Orga	
Vote:	Yes 3	No 0	Abstain 0	Absent 1
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:

Two local neighbors on Patterson Way in attendance. They did not want Patterson Way to connect with this project. The Map supports this comment as no connection is proposed.

Access to project will be from 65th Street Expressway only with a southbound right turn only into the project and a right turn only coming out of the project. No changes to the raised median on 65th are proposed to allow left turns (in and out).

The project will be gated. There was concern for the stacking distance provided behind this gate for delivery vehicles and not impeding traffic on 65th.

There will be a home owners association to maintain the common areas (two parks) and private roads. Space for a community garden is also included in one of the parks, but no community or club house is proposed.

All private roads will be 20' wide and parking will not be allowed.

Wider portions of private roads are provided for emergency vehicles to turn around and an additional access for emergency vehicles only is located on the south edge of the project into the existing commercial property.

Visitor parking stalls are located throughout project. There was some concern with the angle of these stalls as opposed to perpendicular to the private road.

Mix of one- and two-story homes. Homes on western edge of property, adjacent to existing homes on Patterson Way, are proposed to be two-story as well as throughout property.

There was concern about drainage, but applicant said that all on site drainage will go north to the City-owned drainage ditch along northern edge of property.

The western edge of this project will have a new 6' tall wood fence to separate it from the existing residences on Patterson Way. Drainage along this fence line will be addressed to not impact existing residences.

The applicant said the project is closer to 4.3 acres, resulting in 8.6 units per acre below the RD-10 zone. The final hearing body is the Planning Commission.

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2016-00221

Project Name: Vida Court Tentative Parcel Map

Assessor's Parcel No.: 051-0650-013

Location: The property located at 7332 Pritchard Road, on the southwest corner of Pritchard Road and Vida Court in the South Sacramento community.

Owner: Timothy P. and Janette C. Riley
17665 Old Summit Road, Los Gatos, CA 95033
408-210-8765; triley1@gmail.comApplicant/Phone/Email: Attention: Bob Lilly
Rose's Engineering
8577 Bader Road, Elk Grove, CA 95624
916-837-6058; roblilly@comcast.netCounty Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net

- Request: 1. A Tentative Parcel Map to create three lots on approximately 0.42 acres in the RD-5 zone.
-
2. A Design Review to conform to the Residential Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION: ApprovedMotion by: ToddSeconded by: Orga

Vote:	Yes <u>3</u>	No <u>0</u>	Abstain	Absent
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Action:

No Public Question

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:
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Comments:

2. Control No.: PLNP2016-00335

Project Name: Stevenson Avenue Tentative Parcel Map

Assessor's Parcel No.: 115-1970-006

Location: The property located at 8134 Stevenson Avenue approximately 250 feet east of Power Inn Road in the South Sacramento community.

Owner: Loredana Lupsa
8134 Stevenson Avenue, Sacramento, CA 95828
916-798-9923Applicant/Phone/Email: Attention: Richard
Varney Land Survey's
2285 66th Avenue, Sacramento, CA 95822
916-395-2822; artvils@att.netCounty Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

Request: 1. A Tentative Parcel Map to divide approximately 1.87 acres into four lots in the RD-5 zone.

2. A Design Review to conform to the Countywide Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Approve

Motion by:

Todd

Seconded by:

Orga

Vote:

Yes

3

No

0

Abstain

Absent

Action:

Access Questions & circulation questions about the surrounding neighborhood

No Public Question

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:

Dick said, parcel 2 will get access from Visalia way & not Stevenson.

2 members of the public for this project

3. Control No.: PLNP2016-00346Project Name: **Winding Meadow Village Time Extension**Assessor's Parcel No.: **040-0010-052/053**

Location: The property is located at on the east end of Patterson way, approximately 1,000 feet east of Stockton Boulevard in the South Sacramento community.
(District 2: Kennedy)

Applicant/Phone/Email: Attention: Raymond Li
Winding Meadow Residence at 65111 Street, LP.
800 University Ave, #7, Palo Alto, CA 94301
650-863-7123; ramondli.ssps@gmail.com

Engineer: Ron Personius
Lebeck Young Engineering, Inc.
3430 Robin Lane #2, Cameron Park, CA 95682
530-677-4080; ron@lebeckyoung.com

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net

Request: 1. 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 2004-00476) to divide approximately 4.1 acres into 37 residential lots in the RD-10 zone.

Investigating Member:

COUNCIL RECOMMENDATION:

Approve

Motion by:

Toda

Seconded by:

Orga

Vote:

Yes

3

No

Abstain

Absent

Action:

- ① ? about Streetlights ② The Public does not want street to go through (west side)
③ Drainage issues - No ④ Lighting, street
• Private streets

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:

Are homes going to single or two story - Both

Seconded by:

Both

OTHER BUSINESS:**PUBLIC COMMENT:****APPROVAL OF MINUTES:**

September 21, 2016 minutes.

Council recommendation: Approve

Motion by: Burke Seconded by: Orga

Vote: Yes 2 No 0 Abstain 1 Absent 1

ADJOURNMENT:

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 Planning and Environmental Review Division at (916) 874-5397 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



**YOUR LINK
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Dial 916-875-4311