

AGENDA

SOUTHEAST AREA COMMUNITY PLANNING ADVISORY COUNCIL

Hendrickson Hall
12746 Ivie Road
Herald, CA 95638

Thursday, March 22, 2018

7:00 PM

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

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

Southeast Area CPAC Chair Timothy Reinarts (916) 568-2800

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

Principal Planner Surinder Singh (916) 874-5462 singhs@saccounty.net

Associate Planner Michelle Nagao (916) 874-7523 nagaom@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-Southeast@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Timothy Reinarts Chair
Vacant Vice-Chair
Bill Tubbs Secretary

MEMBERS: Daniel Brus Karen Sweet
Tina Holt Curt Swanson

COUNTY PLANNING REPRESENTATIVES: Surinder Singh Michelle Nagao

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	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 **February 22, 2018** minutes

PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): DRS, UPZ

Control No.: **PLNP2017-00355 Zayo Utility Building Use Permit**

APN: 152-0090-014

Applicant: Hoch Associates

Owner: Monseth Irrevocable Trust

Location: The property is located on the southeast corner of the intersection of Conley Road and Alta Mesa Road in the Southeast community.

Request:

1. A **Use Permit** to allow a utility building on 9.88 acres in the A-10 zone (*Agricultural, 10 acres*).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

Lead Planner Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:

Seconded by:

Motion by:

Seconded by:

Vote

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:

- CA Voter's Choice Act
- Annual CPAC Training and Appreciation Event

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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Vacant Vice-Chair
Bill Tubbs ✓ Secretary

MEMBERS: Daniel Brus EXA Karen Sweet EXA
Tina Holt ✓ Curt Swanson EXA

COUNTY PLANNING REPRESENTATIVES: Surinder Singh ✓ Michelle Nagao

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COUNTY PLANNING REPRESENTATIVE:	Yes	No

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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 **January 25, 2018** minutes

PLANNING ITEMS FOR REVIEW:

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

Control No.: PLNP2017-00355 Zayo Utility Building Use Permit

APN: 152-0090-014

Applicant: Hoch Associates

Owner: Monseth Irrevocable Trust

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Request:

1. A **Use Permit** to allow a utility building on 9.88 acres in the A-10 zone (Agricultural, 10 acres).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator

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

[Click here for more information.](#)

NO QUORUM - RECOMMEND CONTINUANCE

COUNCIL RECOMMENDATION:

TIME:

Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	

Action:

2. **Entitlement(s):** PMR, DRS

Control No.: PLNP2017-00346 Herald Road Tentative Parcel Map.

APN: 152-0161-030

Applicant: Josh Elson

Owner: Kathy Cheek

Location: The property is located at 12977 Herald Road, approximately 1,800 feet south of Borden Road in the Southeast Community.

Request:

1. A **Tentative Parcel Map** to divide 18.4 acres into three lots in the AR-5 zone.
2. **Design Review** to review the map for consistency with community context and neighborhood site design pursuant to the Single-Family Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Lead Planner: Charity Gold, Associate Planner, (916) 874-7529, goldc@saccounty.net

[Click here for more information.](#)

NO QUORUM - NO OPPOSITION

COUNCIL RECOMMENDATION:

TIME:

Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	

Action:

3.

Entitlement(s): ZOB

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

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@saccounty.net[Click here for more information.](#)*Presentation by Mr. Singh.***COUNCIL RECOMMENDATION:****TIME:**

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

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Absent:

Comments:

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