



AGENDA
South Sacramento
Community Planning Advisory Council (CPAC)
Sacramento County Department of Health Services
7001-A East Parkway, Conference Room 1,
Sacramento, CA 95823

WEDNESDAY

DECEMBER 18, 2024

6:30 PM

South Sacramento CPAC Members: Stephanie Williams, District 2 Appointee; Erica Jaramillo, District 2 Appointee (Vice Chairperson); Burke Lucy, District 2 Appointee; , Miguel Galvan, District 2 Appointee; Vacant, District 2 Appointee; Joseph Smith (Chairperson), District 2 Appointee; Vacant, District 1 Appointee

County Staff: Rochelle Rallanka, CPAC Coordinator (916) 874-3189
rallankar@sacounty.gov

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.sacounty.gov/>.

PUBLIC COMMENT PROCEDURES

The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language.

In-Person Public Comment

Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment.

Telephonic Public Comment

Members of the public may listen and make public comments by calling the teleconference number below:

- Teleconference (audio only) Dial: (669) 254-5252 Webinar ID: **161 712 8735**

Written Public Comment

Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows:

- Email a comment to BoardClerk@saccounty.gov
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814

PARTICIPATE IN MEETING

The meeting will be held via teleconference and in person and will not be live streamed. Members of the public may listen and make public comments by calling the teleconference number below:

- Teleconference (audio only) dial: (669) 254-5252 (Conference ID: **161 712 8735** and **##** to join)

MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.gov> (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.

ACCOMMODATIONS

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 (voice) and CA Relay Services 711 or BoardClerk@saccounty.gov prior to the meeting.

CALL MEETING TO ORDER
ROLL CALL
PLEDGE
INTRODUCTIONS
CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. PLNP2021-00321 - 7520 Victory Avenue Apartments (UPP-PAP-SPP-DRS)

Supervisory District(s): Kennedy

Assessor's Parcel Nos.: 115-0062-003 And -004

Applicant/Owner: Ace Design, LLC/ Jaswinder Shergill

Location: 7520 Victory Avenue In The South
Sacramento Community.

Request: Development Plan Review To Allow A 75-Unit Multi-Family Development Within The Victory Avenue Neighborhood Preservation Area (NPA) Pursuant To Section 530-43 Of The NPA.

Use Permit To Allow A Multi-Family Development That Exceeds The Maximum Density Of 30 Dwelling Units Per Acre, Pursuant To Section 3.5.1.C.5.iii Of The Sacramento County Zoning Code (SZC).

Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:

- Victory Avenue NPA Maximum Height (Victory Avenue NPA Section 530-44.b): The Standard For Maximum Height Within The Victory Avenue NPA Is One Story Or 20 Feet. The Project As Proposed Provides A Maximum Height Of 53 Feet.
- Victory Avenue NPA Residential Area Setback Adjacent To Commercial Zones (Victory Avenue NPA Section 530-44.c): When Abutting Any Commercial Land Use Zone, The Abutting Yard Shall Be At Least 25 Feet In Width And Landscaped With Trees Capable Of Reaching 30 Feet In Height Spaced 30 Feet On Center. As Proposed, The Project Provides A 20 Foot Landscape Planter Inclusive Of Off-Site Landscaping With Trees Not Capable Of Reaching 30 Feet In Height. South Setback Interface Has 12-Foot Wide Bioretention Planter With No Trees Proposed.

- Frontage Planter Tree Spacing (SZC Section 5.2.4.B.2.a): The Standard For Frontage Planter Tree Spacing Is A Maximum Of 30 Feet On Center Placed Between Four And 10 Feet From The Back Of Walk. The Project As Proposed Provides A Maximum Spacing Of 50 Foot On Center Located Four Feet From The Back Of Walk; And
- Perimeter Landscape Planter (SZC Section 5.2.4.B.3): The Standard For Interior Perimeter Landscaping Is 7 Feet With Trees Spaced A Maximum Of 30 Feet On Center. The Project As Proposed Provides A Bioretention Basin To The East And South With No Tree Plantings Proposed. A 20-Foot Planter On The Western Boundary (Partially On Adjacent Parcel) With Trees Spaced 30 Feet On Center Is Provided.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Lead Planner: Austin Chan, Assistant Planner
(916) 874-3473, chanau@saccounty.gov

Visit the Planning Project Viewer website for additional project documentation:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2021-00321>

2. **PLNP2024-00186 - St. Thomas Estates (CZB-SDP-DRS)**

Supervisory District(s): Kennedy

Assessor's Parcel Nos.: 065-0042-043

Applicant/Owner: Catherine Hang Phung Trust

Location: East Of Gardner Avenue And 0.2 Miles South Of Florin Road In The South Sacramento Community.

Request: Rezone Of 2.04 Acres Of Agricultural Residential-5 (AR-5) To Residential-5 (RD-5).

Tentative Subdivision Map To Divide 5.3-Acres Into 27 Single-Family Residential Lots.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Board Of Supervisors

Lead Planner: Christopher Alberts, Associate Planner
(916) 874-4136, albertsc@saccounty.gov

Visit the Planning Project Viewer website for additional project documentation:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2024-00186>

MISCELLANEOUS MATTERS

3. Staff Update

4. Council Member Comments

5. Public Comments

Adjournment

Monthly Meeting Scheduled Every Third (3rd) Wednesday