

**NORTH HIGHLANDS  
COMMUNITY PLANNING  
ADVISORY COUNCIL**

# AGENDA

TUESDAY, MARCH 22, 2016

7:00 PM

**North Highlands Parks and Recreation District Office  
6040 Watt Avenue (@ Freedom Park Drive)  
North Highlands, CA 95660**

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the North Highlands CPAC Chairperson, Robert Ellis at (916) 825-8817 or [ellisjr25@gmail.com](mailto:ellisjr25@gmail.com). For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representatives for the North Highlands CPAC. They are Cathy Hack at (916) 874-7183 or [hackc@saccounty.net](mailto:hackc@saccounty.net) and Nick Pascoe at (916) 874-6141 or [pascoen@saccounty.net](mailto:pascoen@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-NorthHighlands-FF@saccounty.net](mailto:CPAC-NorthHighlands-FF@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	ROBERT E. ELLIS, JR ELIZABETH MITCHELL	<u>CHAIR</u> <u>SECRETARY</u>
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<b>MEMBERS:</b>	JULIA BAUER	MICHELLE RIVAS
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<b>REPRESENTATIVES:</b>	CATHY HACK - COUNTY PLANNING AND ENVIRONMENTAL REVIEW NICK PASCOE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
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**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
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COUNTY REPRESENTATIVE:	Yes	No
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**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.: [PLNP2015-00258](#)Project Name: **DEL TACO USE PERMIT**Assessor's Parcel No.: **240-0550-008**

Location: The property is located at 4601 Watt Avenue, on the west side of Watt Avenue, and approximately 1,000 feet from Interstate 80 in the North Highlands community.  
(Supervisor District 3: Susan Peters)

Owner: Attention: Jennifer Wright  
Brixton Capital  
4435 Eastgate Mall, Suite 310, San Diego, CA 92121  
858-524-3013; [jwright@brixtoncapital.com](mailto:jwright@brixtoncapital.com)

Applicant/Phone/Email: Attention: Rob DePrat  
Blue Peak Engineering Brixton Capital  
18543 Yorba Linda Boulevard, #235, Yorba Linda, CA 92886  
714-749-3077; [rdeprat@bluepeakeng.com](mailto:rdeprat@bluepeakeng.com)

Developer: Attention: George Ewing  
Del Taco  
25521 Commercenter Drive, #200, Lake Forest, CA 92630  
949-462-7436; [geewing@deltaco.com](mailto:geewing@deltaco.com)

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

- Request:
1. A **Use Permit** to allow a 2,418 square-foot Del Taco drive-through fast food restaurant on approximately 0.815 acres in the North Watt Corridor Plan. (SPA 612-10)
  2. A **Special Development Permit** to the Board of Supervisors to allow for deviations to required street frontage and setback requirements.
  3. A **Design Review** to comply with Commercial Development Standards. (SCZC 5.5.2.A.)

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.: PLNR2016-00046

**Project Name:** Hillsdale Mini Storage Early CPAC Workshop

**Assessor's Parcel No.:** 228-0141-029

**Location:** The property is located at 5240 Hillsdale Boulevard, approximately 500 feet north of the intersection of Madison Avenue and Hillsdale Boulevard in the North Highlands community.

**Applicant/Phone/Email:** Attention: David Spiegel  
Hillsdale Mini Storage, LLC  
22801 Ventura Boulevard, # 111, Woodland Hills, CA 91364  
(818) 995 3700; [spiegelhomes@aol.com](mailto:spiegelhomes@aol.com)

**County Project Manager:** Thomas Vogt, Assistant Planner, (916) 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

**Request:** An Early CP AC Workshop to discuss a proposed 110,000 square-foot mini storage on approximately 5 acres in the LC (Limited Commercial) zone.

**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 [vogtt@saccounty.net](mailto:vogtt@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, Associate Planner, Planning & Environmental Review**  
**916-874-7941**

[Messerschmitt@saccounty.net](mailto:Messerschmitt@saccounty.net)

#### PUBLIC COMMENT:

**APPROVAL OF MINUTES:****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***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  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**[www.311.SacCounty.net](http://www.311.SacCounty.net) | Dial 3-1-1**

*Outside unincorporated Sacramento County*

*Dial 916-875-4311*