

NOV 30 2015

City Of Sacramento  
Community Development  
Environmental Review Division

# NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

## Minutes

Tuesday, November 24, 2015

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.*

### OFFICERS:

**P** ROBERT E. ELLIS, JR  
**P** ELIZABETH MITCHELL

CHAIR  
SECRETARY

### MEMBERS:

**EXA** JULIA BAUER

**EXA** MICHELLE RIVAS

### REPRESENTATIVES:

CATHY HACK - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
**P** NICK PASCOE - 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.: PLNP2015-00152

Project Name: JOLANA LANE TENTATIVE PARCEL MAP

Assessor's Parcel No.: 228-0252-010-0000

Location: The project is located approximately at 4944 Jolana Lane, approximately 500 feet north of Myrtle Avenue in the North Highlands Community. (Supervisor District 3: Susan Peters)

Owner: Roman Solovyev  
220 Cicero Circle, Elk Grove, CA  
916-230-5513; [romansol73@yahoo.com](mailto:romansol73@yahoo.com)

Applicant/Phone/Email: Mihain Marchenko  
916-844-4416; [march-9591@hotmail.com](mailto:march-9591@hotmail.com)

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

Request: A Tentative Parcel Map to divide approximately 0.41 acres into two equal parcels in the RD-5 (Residential) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Robert Ellis

Seconded by: Elizabeth Mitchell

Vote:	Yes 2	No 0	Abstain 0	Absent 2
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Action: approve request

**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.: PLNR2015-00193

Project Name: Popeyes Early CPAC Workshop

Assessor's Parcel No.: 240-0011-020/028/029/033/034/035

*Cancelled*

Location: The property is located at 4840 Watt Avenue in the North Watt Avenue Special Planning Area, on the southeast corner of the intersection of Watt Avenue and Myrtle Avenue in the North Highlands community.

Applicant/Phone/Email: Attention: Jeff Reilly  
Comstock Johnson Architects  
10520 Armstrong Avenue, Mather, CA 95655  
916-362-6303 Ex. 116; [jeff@cja-architect.com](mailto:jeff@cja-architect.com)

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

Request: A workshop to discuss the development of a Popeyes restaurant on a vacant pad in a partially developed lot. The project will undergo Design Review to comply with Commercial Development Standards.

**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:		
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

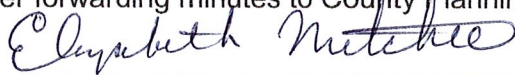
## OTHER BUSINESS:

## PUBLIC COMMENT:

## APPROVAL OF MINUTES:

ADJOURNMENT: 7:15 pm

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  
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Outside unincorporated Sacramento County  
Dial 916-875-4311