

**NORTH HIGHLANDS
COMMUNITY PLANNING
ADVISORY COUNCIL**

Minutes

Tuesday, May 26, 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. 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 and Nick Pascoe at (916) 874-6141 or 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 <http://www.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. Please identify the relevant project using the project name, control number or address.

OFFICERS: P ROBERT E. ELLIS, JR CHAIR
P ELIZABETH MITCHELL SECRETARY

MEMBERS: EXA JULIA BAUER P 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

RECEIVED

MAY 29 2015

County Of Sacramento
Department of Community Development
Planning and Environmental Review Division

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2015-00047

Project Name: MAACO AUTOBODY USE PERMIT

Assessor's Parcel No.: 215-0190-038

Location: The property is located at 5654 Watt Avenue, on the west side of Watt Avenue approximately 400 feet north of James way in the North Highlands community. (Supervisor District 1: Phil Serna)

Owner: Jon Scanlon
SFP-C Limited Partnership
P.O. Box 5350, Bend, OR 97708
541-416-5615; jon.r.scanlon@lesschwab.com

Applicant/Phone/Email: Jemmkara Inc.
3095 Sunrise Blvd., Rancho Cordova, CA 95742
916-635-7776; maacol@msn.com

Developer: Brian Holloway
Holloway Land Co. Inc.
442 Pico Way, Sacramento, CA 95819
916-731-4435; Brian@holloway.co

County Project Manager: Meredith Plant, Assistant Planner, 874-5835, plantm@saccounty.net

- Request: 1) A Use Permit to allow a Maaco Autobody shop in the North Watt Avenue Special Planning Area.
2. A Design Review to comply with the commercial and mixed-use design guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: <i>Elizabeth Mitchell</i>		Seconded by: <i>Michelle Rivas</i>		
Vote:	Yes <i>3</i>	No <i>0</i>	Abstain <i>0</i>	Absent <i>1</i>
Action: <i>Approve request</i>				

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:
Comments:				

2. Control No.: PLNP2015-00071

Project Name: STARBUCKS DRIVE THROUGH USE PERMIT AND DESIGN REVIEW

Assessor's Parcel No.: 222-0270-011

Location: The property is located at 5411 Diablo Drive, at the north corner of the Elkhorn Boulevard and Diablo Drive intersection in the North Highlands/Foothill Farms community. (Supervisor District 3: Peters)

Owner: Kathy DeOchoa
Elkhorn Plaza Shopping Center, LLC
208 Vintage Way, Suite 100, Novato, CA 94945
415-897-9999; kdechoa@crosspointrealty.com

Applicant/Phone/Email: Lisa Sunderland
SCM Solutions, LLC
1281 E. Magnolia St. Unit D-186, Fort Collins, CO 80524
970-817-4279; lisa@scmsllc.com

County Project Manager: Meredith Plant, Assistant Planner, 874-5835; plantm@saccounty.net

- Request:
1. A Use Permit to allow a drive through window within 300 feet of a residential zone on approximately .487 acres in the SC (Shopping Center) zone.
 2. A Design Review to comply with the commercial and mixed use design guidelines.
 3. A Special Development Permit to allow the drive through reservoir space to be reduced from the required 180 feet to approximately 140 feet.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:	<i>Michelle Rivas</i>		Seconded by:	<i>Robert Ellis</i>	
Vote:	Yes	No	Abstain	Absent	
	<i>3</i>	<i>0</i>	<i>0</i>	<i>1</i>	
Action:	<i>Approve request</i>				

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:				

3. **Control No.: PLNR2015-00073**

Project Name: Pham Rezone Early CPAC Workshop

Assessor's Parcel No.: 219-0042-016

Location: The project site is located on the southwest corner of Antelope Road and Walerga Road, approximately 1/2 mile north of Elkhorn Boulevard in the North Highlands community.

Applicant/Phone/Email: Sonny Pham
314 Fitchburg Square, Folsom, CA 95630
916-496-1327; cqpolo@gmail.com

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

Request: A Rezone from Business Professional (BP) to Limited Commercial (LC) for the construction of four 7,000 square-foot buildings, and two 2,000 square-foot buildings with drive-through access.

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 or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION:

No action taken

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Council and neighbors expressed concerns over preliminary plans. Property owner and engineer were present to hear concerns about impact to neighborhood

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:

- Neighborhood Livability Initiative Update – Jose Mendez

PUBLIC COMMENT:**APPROVAL OF MINUTES:****ADJOURNMENT:** 8:17 pm

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

Elizabeth Mitchell

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 | Dial 3-1-1

Outside unincorporated Sacramento County

Dial 916-875-4311

