

Agenda

**THURSDAY,
OCTOBER 11, 2001
7:00 PM to 10:00 PM**

FRANKLIN/LAGUNA COMMUNITY PLANNING ADVISORY COUNCIL

Laguna Town Hall, 3020 Renwick Avenue, Elk Grove

**Take Interstate 5 to Laguna
Boulevard, turn right on Laguna
Main Street, to the Town Center**

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Franklin/Laguna CPAC Chairman, Angela Torrens at 324-6764. For planning information, please contact Rob Burness or Tom Corcoran at 874-6141. To contact the Planning Department clerical support, please call Linda Schotsal at 874-5454 or 874-6141.

- CALL MEETING TO ORDER **Acting Chairman, Darren Suen**
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS:

ANGELA TORRENS (Chairman)

MEMBERS:

JAMES W. REEDE, JR
NICHOLAS SHEEDY
DARREN SUEN

TIM RAINEY
ROBERT MILLER

REPRESENTATIVES:

ROB BURNESS, Senior Planner, County Planning Department
TOM CORCORAN, Associate Planner, County Planning Department

EXA – EXCUSED ABSENCE
R – RESIGNED

U - UNEXCUSED ABSENCE
TE - TERM EXPIRED

P – PRESENT

QUORUM DETERMINATION: Yes

No

COUNTY REPRESENTATIVE: Yes

No

PLANNING ITEMS FOR REVIEW:

1. Control No.: 01-ABS-0646

Assessor's Parcel No.: 119-1920-016

Owner/Applicant: BP/ARCO Products Company, c/o Barghausen Consulting Engineers, Inc., 18215 - 72nd Avenue South, Kent, WA 98032.

County Contact: Karyl Marsh, County of Sacramento, County Executive's Office, 700 H Street, Room 7650, Sacramento, CA 95814.

Project Name: ARCO AM/PM Mini Market.

Location: At the NWC of Harbour Point Drive and Elk Grove Boulevard, Elk Grove (Sacramento County) CA, 95624.
 Type of License: Type 20 – Off Sale Beer & Wine License.
 Type of Business: Mini Market with Retail Gasoline Sales.
 Zoning: TC
 CPAC Area: In the Franklin/Laguna community.

Investigating Member:

COUNCIL RECOMMENDATION:

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

2. Control No.: 01-ABS-0647

Assessor’s Parcel No.: 116-0061-104, 105

Owner/Applicant: Ralph’s Grocery Company, 1100 W. Artesia Boulevard, Compton, CA 90220.
 Mailing Address: P. O. Box 54143, Los Angeles, CA 90054.
 County Contact: Karyl Marsh, County of Sacramento, County Executive’s Office, 700 H Street, Room 7650, Sacramento, CA 95814.
 Project Name: Application to the Sacramento County Board of Supervisors for a Letter of Public Convenience Relating to the Sale of Alcohol Within the Unincorporated Area.
 Location: On the NWC of Elk Grove Boulevard and Bruceville Road, Elk Grove.
 Type of License: Type 21 – Off Sale.
 Type of Business: Retail Supermarket (Approximately 58,000 square feet).
 Zoning: LC
 CPAC Area: In the Franklin/Laguna community.

Investigating Member:

COUNCIL RECOMMENDATION:

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

3. Control No.: 01-PAP-EXP-0533 (Continued from September 13, 2001)

Assessor’s Parcel No.: 132-0460-002, 044, 075

Owner/Applicant: AKT Development Corporation, 7700 College Town Dr., #101, Sacramento, CA 95826.
 Attn: Mark Enes.
 Engineer: Kuchman Associates Architects, 3001 J St., #300, Sacramento, CA 95816.
 Attn: Bob Kuchman.
 Project Name: Stonelake Apartments Development Plan Review & Exception.

Location: At the SE corner of Elk Grove Boulevard and West Taron Drive, in the Franklin-Laguna community.

Request: 1. Development Plan Review for a multi-family development in the RD-20 zone (208 units and 224 units for a total of 432 units).

2. An Exception to reduce the open space between several buildings. A fence deviation from a solid wood or masonry fence along the wetland area to allow a wrought iron fence.
 Note: The applicant must still apply for the exception.

Investigating Member:

COUNCIL RECOMMENDATION:

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

4. Control No.: 01-UPP-0613

Assessor's Parcel No.: 119-1910-003 or 006

Owner: CEMO Commercial, 4962 Robert J. Mathews Parkway, El Dorado Hills, CA 95762.
 Attn: Gail Gebhardt.

Applicant: Alicante School, 5325 Engle Road, Suite 835, Carmichael, CA 95608.
 Attn: Ronda Rice.

Engineer: Carter & Burgess, 2033 Howe Avenue, Suite 220, Sacramento, CA 95825.
 Attn: Jerry Gonsalves.

Project Name: Alicante School Use Permit.

Location: On the NW corner of Laguna Boulevard and Dwight Road, in the Franklin/Laguna community.

Request: Use Permit to allow a private school for special education services for 96 students known as "Alicante School" in the MP zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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

5. Control No.: 01-UPP-0441 (Continued from August 9, 2001)

Assessor's Parcel No.: 119-1930-003; 004; 005

Owner/Applicant: Panattoni Development Co., Cheyenne Properties, 8401 Jackson Road, Sacramento, CA 95826. Attn: George Condon.

Project Name: Klausen Drive/Laguna Boulevard Business Park.

Location: At the NE corner of Laguna Boulevard and Klausen Drive, in the Franklin-Laguna Community Planning area.

Request: Use Permit to allow 100% office use located within an M-1 (Light Industrial) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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

6. Control No.: 01-ZGB-0584

Assessor's Parcel No.: 119-1910-001 through 019

Owner/Applicant: CEMO Commercial, 4962 Robert J. Mathews Parkway, El Dorado Hills, CA 95762.
Attn: Gail Gebhardt.

Engineer: Wood-Rodgers, 3301 C Street, Building 100B, Sacramento, CA 95816.
Attn: Brett Williams.

Project Name: Laguna West Business Park Zoning Agreement Amendment.

Location: On the NW corner of Laguna Boulevard and Dwight Road, in the Franklin-Laguna community.

Request: A Zoning Agreement Amendment to allow uses that were prohibited or required a Planning Commission use permit by ZMA 5336 to be allowed as regulated by the Zoning Code. The site is zoned MP.

Investigating Member:

COUNCIL RECOMMENDATION:

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

OTHER BUSINESS:

APPROVAL OF MINUTES:

ADJOURNMENT:

CPAC Member forwarding minutes to Planning: