

MINUTES

Thursday, June 5, 2014
7:00 PM

ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

**BARRETT RANCH ELEMENTARY SCHOOL
(MULTI-PURPOSE ROOM)
7720 OCEAN PARK DRIVE, ANTELOPE CA 95843**

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

NOTE: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Antelope CPAC Chairman, Jenny Carrick at 717-9292 or jennette.carrick@ucdmc.ucdavis.edu. The Sacramento County Planning and Environmental Review Division representatives for the Antelope area are Mike Winter at 874-5849 or winterm@saccounty.net and Mark Michelini at 874-5648 or michelinim@saccounty.net. To contact County Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at 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-Antelope@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	JENNY CARRICK - P	<u>CHAIR</u>
	KEN TOPPER - P	<u>VICE-CHAIR</u>
	HARAMBEE PORTER - P	<u>SECRETARY</u>
MEMBERS:	LASHAWNDA D. BARKER - P	BRIAN WEATHERSBY
	JOHNNIE HALL - P	STEPHANIE CLENDENIN - EXA
REPRESENTATIVES:	MIKE WINTER , SR. PLANNER, COUNTY OF SACRAMENTO	
	MARK MICHELINI, PLANNER III, COUNTY OF SACRAMENTO	

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: PERFORMED BY CHAIRPERSON JENNY CARRICK

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW: WORKSHOP

1. **Control No.:** PLNP2011-00156

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1131>

Assessor’s Parcel No.: 203-0120-018, 059, 065, 067, and 094

Owner: Barrett Winn, LLC and Antelope RBVP, LP, Attn: George Carpenter
3001 “I” Street, Suite 300, Sacramento, CA 95816
916-343-2401, georgemcarpenter@comcast.net

Applicant/Phone/Email: Barrett Winn, LLC, Attn: George Carpenter
3001 “I” Street, Suite 300, Sacramento, CA 95816
916-343-2401, georgemcarpenter@comcast.net

Engineer: Wood Rodgers, Incorporated, Attention: Paul Meuser
4301 Hacienda Drive, Suite 100, Pleasanton, CA 94588
415-596-8236, paulm@woodrogers.com

Project Name: **BARRETT RANCH EAST GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, ZONING ORDINANCE AMENDMENT, LARGE LOT TENTATIVE SUBDIVISION MAP, TENTATIVE SUBDIVISION MAP, AND SPECIAL DEVELOPMENT PERMIT**

County Project Manager: *Jessica Heuer, Planner II, (916) 874-8379; heuerj@saccounty.net*

Location: The property is located on the north side of Antelope Road, and along the east and west side of Don Julio Boulevard, in the Antelope community.

- Request:**
1. A **General Plan Amendment** to reconfigure the land use designations of approximately 128.1 acres as follows: Low Density Residential (LDR) from 97.9± acres to 111.2± acres, Medium Density Residential (MDR) from 13.3± acres to 10.5± acres, and Commercial and Offices (C & O) from 16.9± acres to 6.4± acres.
 2. A **Community Plan Amendment** to change the land use designations of approximately 128.1 acres from RD-5 (Residential – 1.7± acres), RD-7 (Residential – 87.5± acres), RD-10 (Residential – 8.7± acres), and SPA (Special Planning Area – 30.2± acres) to RD-5 (Residential – 36.1± acres), RD-7 (Residential – 59.4± acres), RD-20 (Residential – 2.1± acres), RD-25 (Residential – 8.4± acres), SC (Shopping Center – 6.4± acres), and “O” (Open Space – 15.7± acres).
 3. A **Rezone** to change the land use designations of approximately 128.1 acres from UR (Urban Reserve – 87.5± acres), SPA (Special Planning Area – 30.2± acres), AR-2 (Agricultural-Residential – 8.7± acres), and RD-5 (Residential – 1.7± acres) to RD-5 (Residential – 36.1± acres), RD-7 (Residential – 59.4± acres), RD-20 (Residential – 2.1± acres), RD-25 (Residential – 8.4± acres), SC (Shopping Center – 6.4± acres), and “O” (Recreation – 15.7± acres).
 4. A **Zoning Ordinance Amendment** to delete the Antelope Town Center Special Planning Area (SPA) Ordinance.
 5. A **large lot Tentative Subdivision Map** to reconfigure APNs: 203-0120-059, 065, 067, and 094 totaling approximately 128.1 gross acres into 14 separate parcels with the following acreage: Parcel “1” – 30.7± gross acres, Parcel “2” – 5.4± gross acres, Parcel “3” – 27.8± gross acres, Parcel “4” – 11.5± gross acres, Parcel “5” – 4.4± gross acres, Parcel “6” – 6.1± gross acres, Parcel “7” – 9.6± gross acres, Parcel “8” – 2.1± gross acres, Parcel “9” – 8.4± gross acres, Parcel “10” – 1.1± gross acres, Parcel “11” – 5.3± gross acres, Parcel “12” – 7.4± gross acres, Parcel “13” – 0.4± gross acres, and Parcel “14” – 7.9± gross acres.
 6. A **Tentative Subdivision Map** to divide approximately 128.1 gross acres into 496

single-family residential lots, two multi-family residential lots, two neighborhood commercial lots, two park lots, one open space lot, and 16 landscape lots.

7. A **Special Development Permit** to allow reduced lot dimensions and setbacks for the proposed RD-5 and RD-7 Residential zoning areas of the project.
8. An **Exception** for Village 7 of the Tentative Subdivision Map to reduce the minimum 95-foot lot depth for residential lots, pursuant to County Code Land Development Title 22.110.070(d).

Investigating Member:

COUNCIL RECOMMENDATION: No recommendation made on agenda items.

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

Action: All items were extended to the follow upcoming meetings.
 The project can be found at the Sacramento County web page at:
<http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/Barrett-Ranch-East.aspx>
 The Barrett Ranch East development was discussed and residents had the opportunity to provide input to both the builder and the council. Some highlighted updates that were pointed out by Barrett Winn are listed as follows:
 Don Julio Blvd. will be four lanes of traffic with bicycle and pedestrian movement networked.
 Houses on Titan Drive will not have driveways or garages. (entry into homes will be rear of homes)
 The number of apartment units will be reduced from apprx. 300 to 170 units.
 The building will be changed from county code RD-1o to RD-7 which will include 3,500 square foot lots.
 There are plans for a community garden behind Barrett Ranch Elementary.
 The wet land will remain in tact.
 There is a planned commercial site planned for the corner of Don Julio and Antelope intersection and possibly another commercial site planned behind the planned park at the Don Julio and Poker Lane intersection.
 Both Barrett Winn and Sacramento county developer Mike Winter discussed the changes to Antelope road thorough fare between Elverta Blvd. and Don Julio.

Dean Blank discussed the Transportation Planning department’s current inquiries and agenda items which are included in the project website. These agenda items include extensive traffic analysis.

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:
 Council members had the following questions for the project:
 Lashawnda Barker: additional information about law enforcement services and school impact addressed.
 Johnnie Hall: additional information about school enrollment impact with further discussion by the school districts.
 Ken Topper: additional information about developers discussions with schools and their input, developers could provide a traffic analysis overall with specific information about the Don Julio and Antelope road intersection impact, agrees with the concern of residents about high density units while raised awareness of the need for mixed housing in the area.

OTHER BUSINESS:

No other business.

PUBLIC COMMENT:

Residents addressed the Community Planning Advisory Council and Barrett Winn and their comments were noted for inclusion with any actions taken:

- John Hudson
- Charlotte Milhoan
- Art Greilich
- Sue Gerber
- Anastasia Platonova
- Larry Nevills
- Matt Parris
- Robert Rectenwald
- Nicholas Byram
- Jerry Lisenby
- Lori Powers
- Charlene Syravong
- Yelena Lebedelik
- Terry Bagwell
- Wayne Odd
- Randy Clemens

APPROVAL OF MINUTES:

**May minutes were approved:
 Motioned by Harambee Porter
 Seconded by Lashawnda Barker**

ADJOURNMENT:

Meeting motioned to adjourn by Ken Topper, Seconded by Johnnie Hall

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

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



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