

MINUTES

ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

Thursday, August 7, 2014

North Highlands/Antelope Library
4235 Antelope Road, Antelope, CA 95843

7:00 PM

<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 -EXA	<u>VICE-CHAIR</u>
	HARAMBEE PORTER -P	<u>SECRETARY</u>
MEMBERS:	LASHAWNDA D. BARKER -P	BRIAN WEATHERSBY -P
	JOHNNIE HALL -P	STEPHANIE CLENDENIN -P
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:

- 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.:** PLNP2014-00118

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1668>

Project Name: ELVERTA PARK GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND RESCISSION OF A PRIOR ZONING ORDINANCE SZC-2008-0013

Hearing Body: BOARD OF SUPERVISORS – COUNTY PLANNING COMMISSION – SUBDIVISION REVIEW COMMITTEE

Assessor’s Parcel No.: 203-0090-007

Location: The property is located at 2850 Elverta Road, on the south side of Elverta Road, approximately 1,100 feet west of North Watt Avenue, in the Antelope community.

Owner: Judy Lorraine and
Richard and Margret David
177 Eliseo Drive, Greenbrae, CA 94904
415-925-1571; 2jlorraine@gmail.com

Applicant/Phone/Email: Silverado Homes, Attn.: Brian Spilman
3400 Douglas Boulevard, Suite 270, Roseville, CA 95661
916-403-7623; bspilman@silveradohomes.com

Engineer: Burrell Consulting Group, Inc., Attn.: Jerry Aplash
1001 Enterprise Way, Suite 100, Roseville, CA 95678
916-783-8898; japlass@burrellcg.com

County Project Manager: Sheryl Lenzie, Planner III, 874-6141; lenzies@saccounty.net

- Request:**
1. A **General Plan Amendment** from Low Density Residential, Medium Density Residential, Government/Quasi, and Nature Preserve to Low Density Residential (33.3 acres) and Recreation (3.9 acres), on the 38.0-acre site.
 2. A **Community Plan Amendment** and corresponding **Rezone** from RD-15 (*multiple-family*), RD-5 (*single-family*), and O (*recreation*) to RD-10 (*single-family*) (14.8 acres), RD-7 (*single-family*) (18.5 acres), and O (3.9 acres).
 3. A **Tentative Subdivision Map** to create 113 single family lots in the RD-7 zone, 116 single family lots in the RD-10 zone, and a proposed lot for a park/water quality pond.
 4. A **Special Development Permit** to allow an alternative design as described below:
 - a. Reduce the minimum residential lot area for single-family interior lots (4,000 square feet) and corner lots (5,200 square feet) in the proposed RD-7 and RD-10 zones.
 - b. Reduce the minimum front yard building setbacks for the RD-7 products with Public Utility Public Facility (PUPF’s) easements from 24 feet to 20 feet for the habitable portion of the house and 17.5 feet for the porch, and from 30 feet to 23 feet for the garage.

- c. Reduce the minimum rear yard building setback for the RD-7 products from 20 feet to 15 feet, for all but one product in which case the setback is reduced to 12.5 feet.
 - d. Reduce the minimum front yard building setback for the RD-10 products with Public Utility Public Facility (PUPF's) easements from 24 feet to 12.5 feet for the habitable portion of the house, and from 30 feet to 19 feet for the garage.
 - e. Reduce the minimum rear yard building setback for the RD-10 products from 16 feet to 15 feet.
 - f. Reduce the minimum side yard building setback for the RD-10 products from 5 feet to 4 feet.
5. An **Exception** from Title 22.110.070 (d) of the County Land Development Ordinance to allow lots less than 95 feet in depth for a majority of the lots.
 6. An **Exception** from Improvement Standards Grading Ordinance 10-4 A. to allow fill greater than 2 feet in depth.
 7. A **Rescission** of prior zoning ordinance SZC-2008-0013

Investigating Member:

COUNCIL RECOMMENDATION: The Council would like a traffic study performed that included Scotland Drive access.

Motion by: Stephanie Clendenin		Seconded by: Brian Weathersby		
Vote: all in favor	Yes X (6)	No (0)	Abstain (N/A)	Absent (1)

Action: Voted to approve as designed with the previous conditions met and a traffic study. Further, the Council would like to address the maintenance of the storage facility which will be bordering the new 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:
PUBLIC COMMENTS WERE NOTED BY THE COUNCIL AND SILVERADO HOMES SIMULTANEOUSLY. THE FOLLOWING RESIDENTS MADE COMMENTS WHICH ARE ON RECORD FOR THE MEETING AND RECORDING MY SILVERADO HOMES FOR AGENDA ITEM 1.
LINDA ROOTS – CONCERNS ABOUT ACCESS TO PARKWAY ADJACENT TO HOME.
VICKY HAGOOD – 8 FT. (FROM HIGHEST GRADING) LOCKED BARRIER, DECORATIVE SOUND WALL, GATE AT F STREET, CHANGE FROM 5 HOUSES TO 10 HOUSES NEIGHBORING PROPERTY LINE.
DEBBIE PEREZ – QUESTIONS ABOUT PRICING OF HOUSES, MAINTENANCE OF HOUSE FRONTS AND PARK, WOULD LIKE VERIFICATION THAT PARK IS DONATED TO PARK DISTRICT FOR MAINTENANCE.
JON WRIGHT – TYPE OF RESIDENTIAL PROPERTIES (LOW INCOME), HOUSES WERE DESIGNED AS 2 STORY CLUSTERED HOMES, WOULD LIKE A STOP LIGHT AT HIGHLANDER DRIVE.
CLAUDIA ARREOLA – PRICE RANGE OF NEW HOMES, WHAT IS AGE GROUP OF NEW PARK(WOULD LIKE A PARK THAT IS FAMILY FRIENDLY).

KEITH MORGAN – LIKES THE IDEA AND DESIGN OF THE PROJECT.
 RAUL PEREZ – WOULD LIKE INFORMATION ABOUT SCHOOL ENROLLMENT FOR FAMILIES LIVING IN NEW HOMES.
 BRENDA RUSSELL – LIKES UPGRADED BUILDING PRODUCTS.

OTHER BUSINESS:

1. Discussion with the CPAC members regarding the future designs for a small portion of Antelope Road to be abandoned as an arterial upon completion of Elverta Road and conceptual designs for the abandoned area in the context of construction of the previously approved Antelope Condominium project.
 Presentation by Leann Moffitt – Planning Director.

PUBLIC COMMENT:

PUBLIC COMMENTS WERE NOTED BY THE COUNCIL AND SILVERADO HOMES SIMULTANEOUSLY. THE FOLLOWING RESIDENTS MADE COMMENTS WHICH ARE ON RECORD FOR THE MEETING AND RECORDING MY SILVERADO HOMES FOR AGENDA ITEM 1.

APPROVAL OF MINUTES:

Minutes were approved by the Council.

ADJOURNMENT: MOTIONED BY-BRIAN WEATHERSBY SECONDED BY-JENNY CARRICK

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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