

MINUTES

ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

Tuesday, November 7, 2013

7:00 PM

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

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

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.carricck@uncmc.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.

OFFICERS:	JENNY CARRICK	P	<u>CHAIR</u>
MEMBERS:	KEN TOPPER	P	BRIAN E. WEATHERSBY EXA
	LASHAWNDA D. BARKER	P	CHRISTOPHER BLANGERES P
	JOHNNIE HALL	U	HARAMBEE PORTER P
REPRESENTATIVES:	SURINDER SINGH, SR. PLANNER, COUNTY OF SACRAMENTO P		
	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.:** PLNP2013-CZB-DRS-00139

Assessor’s Parcel No.: 203-0110-076

Owner: Suresh Sarup, Gill Inderjit
3610 Sonia View Court, Hayward, CA 94542

Applicant/Phone/Email: Blue Oak Commercial, Attn: Amarjit Mann
6140 Greenback Lane, Citrus Heights, CA 95621
510-750-2785

Other: Continental Development Consultants, Attn: Tony Singh
7473 W. Lake Mead Blvd., Ste. 100, Las Vegas, NV 89128
702-287-0347

Project Name: **BLUE OAKS COMMERCIAL COMMUNITY PLAN AMENDMENT AND REZONE**

County Project Manager: *Charity Gold, Assistant Environmental Analyst, 874-7529; goldc@saccounty.net*

Location: The property is located on the west side of Walerga Road approximately 950 feet south of the intersection of Elverta Road and Walerga Road, in the Antelope community.

- Request:**
- 1) A **Community Plan Amendment and Rezone** to rezone an approximately 0.96-acre-site from RD-10 (Residential) to SC (Shopping Center).
 - 2) A **Design Review** to comply with the commercial and mixed-use design guidelines.

Investigating Member:

COUNCIL RECOMMENDATION: In a motion made by Carrick and seconded by Porter, and approved by all, the council recommended the designers and county return with additional information. The council advised that a rezone might make sense for the property size and shape to be for a commercial use however the council sought more information re: plans for Old Walerga Road, comments from transportation re: that element and access into the shopping center, more details re: impact to the park and further design elements, including elevations, for review, as well as a list of desired businesses. One member of the community, Brenda Russels, provided comments seeking more information re: the types of businesses sought.

Motion by: Carrick	Seconded by: Porter
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Vote:	Yes 5	No 0	Abstain	Absent
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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:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

1. ELECTION OF OFFICERS
 The council nominated the following officers:
 Chair: Carrick
 Vice Chair: Topper
 Secretary: Porter

PUBLIC COMMENT:

BRENDA RUSSELS

APPROVAL OF MINUTES:

ADJOURNMENT:

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

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