

**ANTELOPE
COMMUNITY PLANNING
ADVISORY COUNCIL**

Minutes

Thursday, February 5, 2015

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.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 Jessica Heuer at 874-8379 or heuerj@saccounty.net. To contact the County Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen 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 KEN TOPPER - P HARAMBEE PORTER -P	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	LASHAWNDA D. BARKER-P JOHNNIE HALL -EXA	BRIAN WEATHERSBY - EXA STEPHANIE CLENDENIN - P
REPRESENTATIVES:	MIKE WINTER , SR. PLANNER, COUNTY OF SACRAMENTO JESSICA HEUER, PLANNER II, COUNTY OF SACRAMENTO	

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION: Yes -XXX No

COUNTY REPRESENTATIVE: Yes - XXX 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

PRESENTATIONS:

- **Highland Estates Treatment Plant Update**

PLANNED ITEMS FOR REVIEW:

1. **Control Number: PLNP2014-00118**

Project Number: ELVERTA PARK GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, DESIGN REVIEW, AN EXCEPTION TO TITLE 22, AN EXCEPTION TO THE COUNTY GRADING ORDINANCE, AND RESCISSION OF A PRIOR ZONING ORDINANCE SZC-2008-0013

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.
(Supervisor District 4: MacGlashan)

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

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

County Project

Manager: *Cindy Schaer, Principal Planner, 874-8624; schaerc@saccounty.net*

Request: 1. A General Plan Amendment from Urban Development Area to Low Density Residential (approximately 0.5 acres); from Medium Density Residential to Low Density Residential (approximately 17.0 acres) and Recreation (approximately 0.7 acres); from Public/Quasi-Public to Low Density Residential (approximately 4.1 acres); from Low Density Residential to Recreation (approximately .5 acres); and from Natural Preserve to Recreation (approximately 2.3 acres).

2. A Community Plan Amendment from Residential Density 15 dwelling units/acre to Residential Density 7 dwelling units/acre (approximately 7.2 acres) and Residential Density 10 dwelling units/acre (approximately 10.3 acres) and Recreation (approximately 0.7 acres); from Recreation to Residential Density 7 dwelling units/acre (approximately 2.4 acres) and Residential Density 10 dwelling units/acre (approximately 1.7 acres); from Residential Density 5 dwelling units acre to Residential Density 7 dwelling units/acre (approximately 9.2 acres) and Residential Density 10 dwelling units/acre (approximately 3.7 acres) and Recreation (approximately 0.5 acres); and from Agricultural Residential 5 acre minimum to Recreation (approximately 1.9 acres) and Residential Density 7 dwelling units/acre (approximately 0.4 acres).
3. A Zoning Code Land Use Category Change from RD-15 Residential Density 15 dwelling units/acre to RD-7 Residential Density 7 dwelling units/acre (approximately 7.2 acres) and RD-10 Residential Density 10 dwelling units/acre (approximately 10.3 acres) and 0 Recreation (approximately 0.7 acres); from 0 Recreation to RD-7 Residential Density 7 dwelling units/acre (approximately 2.8 acres) and RD-10 Residential Density 10 dwelling units/acre (approximately 1.7 acres); and from RD-5 Residential Density 5 dwelling units/acre to RD-7 Residential Density 7 dwelling units/acre (approximately 9.2 acres), RD-10 Residential Density 10 dwelling units/acre (approximately 3.7 acres), and 0 Recreation (approximately 0.5 acres).
4. A Tentative Subdivision Map to divide the approximately 38 acres into a total of 225 residential lots (113 RD 7 lots, 112 RD 10 lots), 1 neighborhood park/water quality pond, and landscape corridors/medians.
5. A Special Development Permit to allow an alternative design as described below:
 - a. RD-7 lots -Reduced setbacks
Front yard: from 20 feet to 15 feet from back of sidewalk for livable area and 19 feet from back of sidewalk for garage
Rear yard: from 20 feet to 15 feet for two-story homes and 11.5 feet for single-story homes
 - b. RD-10 lots - Reduced lot size
From 4,000 square feet to 3,320 square feet
 - c. RD-10 lots -Reduced setbacks
Front yard: from 20 feet to 12.5 feet from back of sidewalk for livable area and 19 feet from back of sidewalk for garage
Rear yard: from 16 feet to 12.5 feet
Side yard: from 5 feet to 4 feet
6. 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.

- 7. An Exception from Improvement Standards Grading Ordinance 10- 4 A. to allow fill greater than 2 feet in depth.
- 8. A Rescission of prior zoning ordinance SZC-2008-0013

Investigating Member:

COUNCIL RECOMMENDATION: N/A

Motion by: N/A

Seconded by: N/A

Vote:

Yes

No

Abstain

Absent

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: N/A

Seconded by: N/A

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

PUBLIC COMMENT:

Highland Estates Treatment Plant Update

Shannon Brown, community member –

1. Would like Highland Estates Treatment Plant organization (Regional San) to look into a joint effort by Sunrise Parks and Rec. along with North Highlands Park districts to work towards possibly creating a park.
2. Suggested that Sac County prepare land for general use. Ask that Regional San remove any possible hazards.

Alex Hotea, community member-

1. Inquired about the possibility of this property being donated to the Orphans of Transylvania.

Bonnie Wamsat, community member-

1. Suggested parcel is turned into a park or possibly coalition with the local schools to create a community garden.

Jerald Kolterman, community member –

1. Suggested the property is turned into a park.
2. Had concerns about the crime that the property is attracting in the current state.

ELVERTA PARK GENERAL PLAN AMENDMENT

Shannon Brown, community member –

1. Expressed concerns about information relayed to all community members impacted.
2. Would like south access to park off Scotland Dr.
3. Wanted to confirm that funding is in place to that the park district will maintain park and green land area in development.

Vlad & Elena Zhuchenko, community member –

1. Wanted to ensure that there will be pedestrian access and future connection on the south side of development.

Principal Planner on project – Cindy Schaer

827 7th Street, Room 225 Sacramento, CA 95814 (916) 874-8624

Email: schaerc@saccounty.net; cschaer@willdan.com

APPROVAL OF MINUTES:

Minutes approval motioned by Ken Topper, Seconded by Harambee Porter

ADJOURNMENT: MOTIONED BY: KEN TOPPER, SECONDED BY STEPHANIE CLENDENIN

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



**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*