

# Agenda

**THURSDAY,  
JANUARY 24, 2002  
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 or Email [atorrens@hcd.ca.gov](mailto:atorrens@hcd.ca.gov) 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.

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES
  - Rob Burness, Senior Planner, Sacramento County Planning Department
  - Tom Corcoran, Associate Planner, Sacramento County Planning Department

### **OFFICERS:**

ANGELA TORRENS (Chairman)

### **MEMBERS:**

JAMES W. REEDE, JR.  
NICHOLAS SHEEDY  
DARREN SUEN

TIM RAINEY  
ROBERT MILLER  
TONIA WALTON-SIMON

### **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

### **PRESENTATION:**

1. **Art Smith**  
**Sacramento Metropolitan Air Quality Management District (AQMD) Phase I**  
Topic: Compact Development and Street Design Briefings

**PLANNING ITEMS FOR REVIEW:****2. Control No.: 01-PMR-0778 Continued from 12/13/01****Assessor's Parcel No.: 119-0120-107**

Owner: MPA, LLC, 3600 American River Drive, Suite 105, Sacramento, CA 95864.  
 Applicant: Sierra Holdings, LLC, 3600 American River Drive, Suite 105, Sacramento, CA 95864.  
 Attn: Chris Vrame.  
 Engineer: MHM Engineers, 735 Sunrise Avenue, Suite 220, Roseville, CA 95661.  
 Attn: Orin Bennett.  
 Project Name: Maritime Drive Parcel Map.  
 Location: At the NE corner of Elk Grove Boulevard and Harbour Point Drive, in the Franklin-Laguna community.  
 Request: A Tentative Parcel Map to divide 15.3± acres into two lots on property zoned LC.  
 Investigating Member:

COUNCIL RECOMMENDATION:

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

**3. Control No.: 01-PAP-EXP-0668 Continued from 12/13/01****Assessor's Parcel No.: 119-0120-112**

Owner/Applicant: Universal Investments, 3202 West March Lane, Suite A, Stockton, CA 95219.  
 Attn: Pat Mathews.  
 Architect: Kuchman Associates, 3001 J Street, Suite 300, Sacramento, CA 95816.  
 Project Name: Lakepoint Apartments Development Plan Review and Exception.  
 Location: At the NE corner of Elk Grove Boulevard and Four Winds Drive, in the Franklin-Laguna community.  
 Request: 1. Development Plan Review for a 244-unit apartment complex in the RD-20 zone;  
 2. An Exception to reduce the setbacks between garages and apartment buildings.  
 Investigating Member:

COUNCIL RECOMMENDATION:

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

**4. Control No.: 00-GPB-CZB-SDP-DAB-ZOB 0704 (Continued from 1/18/01)****Assessor's Parcel No.: 119-0120-107**

Owner: MMPA, LLC, 3600 American River Drive, #105, Sacramento, CA 95864.  
 Applicant: James Purcell, 8821 Triple Crown Court, Fair Oaks, CA 95628.  
 Engineer: MHM Engineers & Surveyors, 735 Sunrise Avenue, #220, Roseville, CA 95661.  
 Attn: Orin Bennett.

Developer: Sierra Holdings, LLC, 3600 American River Drive, #105, Sacramento, CA 95864.  
 Attn: Chris Vrame.

Project Name: Maritime Drive General Plan Amendment, Community Plan Amendment, Rezone, Tentative Subdivision Map, Development Agreement Amendment, & Zoning Ordinance Amendment.

Location: At the NE corner of Elk Grove Boulevard and Harbour Point Drive, in the Franklin-Laguna community.

Request: **Revised 10/31/01**

1. A General Plan Amendment from Commercial and Office to Low Density Residential for 13.7 acres.
2. A Community Plan Amendment and Rezone from LC to RD-5.
3. A Tentative Subdivision Map for 43 single family lots.
4. A Release from a prior Zoning Agreement (Resolution No. 90-1109).
5. A Development Agreement Amendment of the Development Agreement by and between the County of Sacramento and Grupe Development Association-2, relative to the development known as "Lakeside" (adopted by Ordinance No. SZC 91-0041).
6. A Zoning Ordinance Amendment to approve the Development Agreement Amendment.
7. An Exception from Title 22.110.040(b)(2) (the County Land Development Ordinance) to allow one point of access.

Investigating Member:

COUNCIL RECOMMENDATION:

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

**OTHER BUSINESS:**

**ANNOUNCEMENTS:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning: