

AGENDA

FRANKLIN/LAGUNA COMMUNITY PLANNING ADVISORY COUNCIL
LAGUNA TOWN HALL, 3020 RENWICK AVENUE, ELK GROVE
(TAKE INTERSTATE-5 TO LAGUNA BOULEVARD
RIGHT ON LAGUNA MAIN STREET, TO THE TOWN CENTER)
JULY 13, 2000 - 7:00 – 10:00 P.M. (THURSDAY)

NOTE: Applicant or appointed representative should be present. If unable to attend, please contact the Franklin/Laguna CPAC Chairman, Angela Torrens at 327-3594. For planning information, please contact Tricia Stevens and Tom Corcoran at 874-6141.

CALL MEETING TO ORDER

EXPLANATION OF ROLE OF THE COUNCIL

ROLL CALL

INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES:

Pat Braziel, Board of Supervisors

Tricia Stevens or Tom Corcoran, Sacramento County Planning Department

MEMBERS: 13 Angela Torrens (CH) Paula Labrie (VCH)
 Allan Greenwood Nicholas Sheedy
 Marcia Bartlett Dan Gonzales (SEC)
 Scott Syphax Alan Lippincott
 Andrew Mendonsa Katherine Maestas
 Dennis Jacobs James W. Reede, Jr.
 Peter Vacura

(EXA – Excused Absence; U – Unexcused Absence; P – Present; R – Resigned; TE – Term Expired)

QUORUM DETERMINATION: Yes No
COUNTY REPRESENTATIVE: Yes No

PLANNING ITEMS FOR REVIEW:

1. **Control No.: 00-UPP-0112 APN: 116-0061-011**
Continued from 5/11/00

Owner: Laguna Baptist Church, 9270 Bruceville Road, Elk Grove, CA 95758.

Applicant: AT&T Wireless Services, 2729 Prospect Park Drive, Rancho Cordova, CA 95670.

Engineer: PAL Telecom Group, 8619 West Bryn Mawr, Chicago, IL 60631.

Project Name: AT&T Wireless Services Bruceville Road Use Permit.

Location: On the west side of Bruceville Road, approximately 700 feet south of Laguna Boulevard, in the Franklin-Laguna community.

Request: Use Permit to allow a cellular base station facility consisting of a 71-foot architectural church steeple/tower with twelve panel antennas mounted at 60-feet and a fully enclosed equipment area in the tower base.

Investigating Member:

COUNCIL RECOMMENDATION:

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

2. Control No.: 00-UPP-0284 APN: 119-1110-042
Continued from 6/22/00

Applicant: CommTech Services, 9571 Mira Del Rio, Sacramento, CA 95827.
Attn: Linda Budge.

Owner: River Rock Development, LLC, 7700 College Town Drive, #250, Sacramento, CA 95826.
Attn: Ryan Fong.

Engineer: Wood Rodgers, Inc., 1210 G Street, Sacramento, CA 95814.
Attn: Ken Topper.

Developer: Cemo Commercial, LLC, 4962 Robert J. Mathews Parkway, El Dorado Hills, CA 95672. Attn:
Sammy Cemo.

Project Name: Phoenix School Use Permit.

Location: On the south side of Babson Drive, 100 feet west of Lake Point Drive, in the Franklin-Laguna
Community Planning Area.

Request: Use Permit to allow for a child care center (more than 8 children) in the RD-7 zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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

3. Control No.: 00-XSP-0246 APN: 119-1900-001 thru 054; 119-0133-037

Owner/Devpr: Kimball Hill Homes of California, 10535 East Stockton Boulevard, Suite K, Elk Grove, CA
95624. Attn: Dudley McGee.

Appl/Engr: Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670.
Attn: Mike Himmelmann.

Project Name: Harris Ranch Extension of Time for a Tentative Subdivision Map.

Location: On the east side of the Western Pacific Rail Road Tracks approximately 1,200 feet south of Dwight Road in the Franklin-Laguna community.

Request: Extension of Time for a Tentative Subdivision Map to divide 21.3± acres into 117 lots, on property zoned RD-5 and Open Space (O).

Investigating Member:

COUNCIL RECOMMENDATION:

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

4. Control No.: 00-UPP-0268 APN: 119-1260-003

Owner/Apl: Sacramento Chinese Baptist Church, 1821 Meadowview Road, Sacramento, CA 95832.
Attn: Michael Wong.

Arch/Engr: TPC Architects, Inc., 7806 Madison Avenue, Sacramento, CA 95628.
Attn: Dan Kinnoin.

Project Name: Sacramento Chinese Baptist Church Use Permit.

Location: On the SE corner of Laguna Boulevard and Neosho Drive, in the Franklin-Laguna community.

Request: Use Permit to allow a church on a 4.26± acre parcel zoned RD-20. The church is planned for four phases: (Phase I – 13,508 square foot Multi-Use building, Phase II – 5,250 square foot Christian Education building, Phase III – 5,250 square foot Christian Education building, and Phase IV – 14,000 square foot Sanctuary).

Investigating Member:

COUNCIL RECOMMENDATION:

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

5. Control No.: 00-SPP-0027 APN: 132-0010-075, 078, 080; 132-0020-077

Owner: Laguna Stonelake, 7700 College Town Drive, Suite 101, Sacramento, CA 95826.

Appl/Devpr: AKT Development Corporation, 7700 College Town Drive, Suite 101, Sacramento, CA 95826. Attn: Eleni Tsakopoulos.

Engineer: Wood Rodgers, Inc., 1210 G Street, Sacramento, CA 95814.
Attn: Donna Frogosa.

Project Name: Laguna Stonelake Special Development Permit.

Location: On the south side of Elk Grove Boulevard and east of Interstate 5 in the in the Franklin-Laguna community.

Request: Special Development Permit to allow a reduction in the front yard setback from 20 feet to 16 feet measured from the edge of right-of-way, or back of sidewalk if split sidewalks, for porches, entryway features and side-loaded garages, for lot in the RD-1 through RD-7 zones, and a reduction in the side yard setback from 5 feet to 4 feet, on one side, for lots in the RD-7 zone.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:

Yes

No

Absent

Abstain

Action:

NEW BUSINESS:

6. Election of Officers

OTHER BUSINESS:

ANNOUNCEMENTS:

ADJOURNMENT:

CPAC MEMBER FORWARDING MINUTES TO PLANNING: