

AGENDA

Tuesday, August 27, 2013

7:00 PM

NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

North Highlands Parks and Recreation District Office
6040 Watt Avenue (@ Freedom Park Drive)
North Highlands, CA 95660

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the North Highlands CPAC Chairperson, Robert Ellis at (916) 825-8817 or ellisjr25@gmail.com. For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representatives for the North Highlands CPAC. They are Leighann Moffitt at (916) 874-5584 or moffittl@saccounty.net and Nick Pascoe at (916) 874-6141 or pascoen@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (916) 874-5397.

| | | |
|-------------------------|---|----------------------------------|
| OFFICERS: | ROBERT E. ELLIS, JR ELIZABETH MITCHELL | <u>CHAIR</u> <u>SECRETARY</u> |
| MEMBERS: | JULIA BAUER ARVIN WHITT | MICHELLE RIVAS |
| REPRESENTATIVES: | LEIGHANN MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW NICK PASCOE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW | |

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.:** PLNP2013-00110

Assessor's Parcel No.: 220-0013-036

Applicant/Phone/Email: Dolgen California LLC, Attention: Valerie James
 100 Mission Ridge, Goodlettsville, TN 37072
 615-855-4000 x 5484, tax-beerandwinelicense@dollargeneral.com

Agent: Holloway Land Company, Attention: Brian Holloway
 442 Pico Way, Sacramento, CA 95819
 916-996-2019, brian@hlandco.org

Project Name: DOLLAR GENERAL PUBLIC CONVENIENCE OR NECESSITY

County Project
 Manager: *Manuel Mejia, Sr. Planner, 916-874-7934, mejiam@saccounty.net*

Location: Located at 5705 Hillsdale Boulevard

Request: A request to have a **Public Convenience or Necessity (PCN)** off-sale Type 20 Beer and Wine.

Investigating Member:

COUNCIL RECOMMENDATION:

| | | | | |
|------------|-----|--------------|---------|--------|
| Motion by: | | Seconded by: | | |
| 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: | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: |
| Comments: | | | | |

PUBLIC COMMENTS:

2. **Control No.:** PLNP2013-UPP-DRS-00107

Assessor's Parcel No.: 222-0270-016

Owner: Lawson Adams
P.O. Box 255746, Sacramento, CA 95865

Applicant/Phone/Email: Veronica Gomez
3305 Barrington Road, Sacramento, CA 95864
(916) 730-0932, Veronicagomez88@yahoo.com

Project Name: DM RECYCLING USE PERMIT AND DESIGN REVIEW

County Project Manager: Rebecca Boschee, Planner II, 874-6141; boscheer@saccounty.net

Location: The property is located at 5205 Elkhorn Boulevard, on the northeast side of the intersection of Elkhorn Boulevard and Andrea Boulevard, in the North Highlands/Foothill Farms community.

- Request:**
1. A **Use Permit** to operate a Convenience Recycling Facility (CRF) within 100-feet of a residential zone and to operate in the rear of a shopping center on approximately 3.18 acres in the SC (*Shopping Center*) zone.
 2. A **Design Review** to comply with the commercial and mixed use design guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

| | | | | |
|------------|-----|--------------|---------|--------|
| Motion by: | | Seconded by: | | |
| 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: | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: |
| Comments: | | | | |

PUBLIC COMMENTS:

3. Control No.: PLNP2012-00181

Assessor’s Parcel No.: 215-0310-009 (Building 243) and Various (Peacekeeper Office Subdistrict)

Owner: MP Holdings, Attn: Jay Heckenlively
3140 Peacekeeper Way, McClellan, CA 95652

Applicant: MP Holdings, Attn: Alan Hersh
3140 Peacekeeper Way, McClellan, CA 95652

Engineer: Baker-Williams Engineering, Attn: Kent Baker
6020 Rutland Drive, Suite 19, Carmichael, CA 95608

Project Name: MCCLELLAN BUSINESS PARK ZONING ORDINANCE AMENDMENT

County Project Manager: Joelle Inman, Environmental Analyst, 874-7575; inmani@saccounty.net

Location: McClellan Park is in the North Highlands community of Sacramento County. Building 243 is located at 5201 Luce Avenue at the Northwest corner of the intersection of Peacekeeper Way and Luce Avenue. The Peacekeeper Office Subdistrict of the McClellan Park Special Planning Area is located within the eastern portion of the park and is generally bounded by Watt Avenue, the Southern Pacific Railroad tracks, Luce Avenue and Palm Street.

- Request:
1. A **Zoning Ordinance Amendment (ZOB)** to amend the McClellan Park Special Planning Area (SPA) to:
 - a. Allow an indoor recreational facility at 5201 Luce Avenue (Building 243 Bays B, C & D) totaling 1.97 acres in the General Industrial Subdistrict of the Core Aviation/ Industrial District of the SPA.
 - b. Update the section of Table 2 (“East McClellan District Permitted Uses” table) specific to the Peacekeeper Office Subdistrict, to add existing and “grandfathered” light industrial uses currently listed on Table 8 (“September 17, 1996 McClellan Building Uses” table). Based on the description of uses on Table 8 that occur within the Peacekeeper Office Subdistrict, the following uses will be added to Table 2 as allowed uses within the Subdistrict:
 - i. Assembly, light manufacture
 - ii. Small electronics repair and maintenance

Note: This is considered a minor clarification to the SPA to better define the nature of the uses allowed within the Peacekeeper Office Subdistrict, per Table 8 of the SPA.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

| | | | | |
|-------|-----|----|---------|--------|
| 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: | Seconded by: |
|------------|--------------|

| | | | | |
|-------|------|-----|----------|---------|
| Vote: | Yes: | No: | Abstain: | Absent: |
|-------|------|-----|----------|---------|

Comments:

PUBLIC COMMENTS:

OTHER BUSINESS:

PUBLIC COMMENTS:

APPROVAL OF MINUTES:**ADJOURNMENT:**

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

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