

**NORTH HIGHLANDS
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Tuesday, January 28, 2014
7:00 PM

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.

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: ROBERT E. ELLIS, JR CHAIR
ELIZABETH MITCHELL SECRETARY

MEMBERS: JULIA BAUER MICHELLE RIVAS
ARVIN WHITT

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.:** PLNP2013-00020

Assessor's Parcel No.: 208-0121-033

Owner: Holy Resurrection Romanian Orthodox Church
P.O. Box 1488, Carmichael, CA 95609

Applicant/Phone/Email: Craig A. Rowland
124 Oakwood Drive, Auburn, CA, 95603
530-308-8672, craig@newdim.net

Project Name: **HOLY RESURRECTION ROMANIAN ORTHODOX CHURCH USE PERMIT AND DESIGN REVIEW**

County Project Manager: *Shelby Maples, Intern; 874-6323, mapless@saccounty.net*

Location: The property is located at **3250 "U" Street**, on the south side of "U" Street, approximately 550 feet east of 32nd Street, in the North Highlands community.

- Request:**
1. A **Use Permit** to convert a residential home into an approximately 2,105 square foot, 50-seat church with an approximately 564 square foot garage on 0.77 acres in the AR-1 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:				

2. **Control No.:** PLNP2013-00120

Assessor's Parcel No.: 217-0110-014

Owner: Pacific District Conference of Mennonite Brethren Churches
3801 Stephen Drive, North Highlands, CA 95660

Applicant/Phone/Email: Pastor Nikolay Gellis, Attention: Oksana
3801 Stephen Drive, North Highlands, CA 95660
916-893-1972, oksanagelis@yahoo.com

Architect: C. Frederick Brave
758 Dornoch Ct., Folsom, CA 95630
916-416-1103, cfbarchitects@gmail.com

Project Name: IMMANUEL CHURCH USE PERMIT AND DESIGN REVIEW

County Project Manager: Carol Gregory, Planner III, (916) 874-5458; gregoryc@saccounty.net

Location: The property is located at 3801 Stephen Drive, on the north side of Stephen Drive, approximately 600-feet west of Channing Drive, in the North Highlands community.

- Request:**
1. A **Use Permit** to allow the expansion of an existing church facility, consisting of a remodel of the existing sanctuary building, the demolition of two non-compliant structures, and the construction of a new Assembly hall and classroom buildings on approximately three acres in the RD-5 (*Residential*) zone. The project entails:
 - Legalizing the existing, unpermitted additions to the approximately 9,750 square-foot Sanctuary, and allowing improvements that will bring the building into compliance with California Building Code standards.
 - Allow for the demolition of two existing buildings at approximately 5,700 square-feet and approximately 2,500 square-feet, located at the rear of the property that were constructed without building permits.
 - Allow a new Assembly space of approximately 5,000 square-feet and ten classrooms totaling approximately 6,300 square-feet.
 2. A **Deviation** from the 6-foot high solid wood or masonry fencing for Institutional Uses, as required by Sacramento County Zoning Code (SZC) Section 320-05(b), pursuant to SZC 301-64.
 3. A **Design Review** to comply with County's Commercial and Mixed Use Community Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:	Seconded by:
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Vote:	Yes	No	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.**

PUBLIC COMMENT:

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