

# MINUTES

## NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

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](mailto: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](mailto:moffittl@saccounty.net) and Nick Pascoe at (916) 874-6141 or [pascoen@saccounty.net](mailto: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:**            P ROBERT E. ELLIS, JR            CHAIR  
                             P ELIZABETH MITCHELL            SECRETARY

**MEMBERS:**            P JULIA BAUER                            EX MICHELLE RIVAS  
                             EX ARVIN WHITT

**REPRESENTATIVES:** LEIGHANN MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
                             P 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: *Robert Ellis*

Seconded by:

Vote:	Yes <i>1</i>	No <i>2</i>	Abstain <i>0</i>	Absent <i>2</i>
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Action: *move to approve request*

**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: *Robert Ellis*

Seconded by:

Vote:	Yes: <i>1</i>	No: <i>2</i>	Abstain: <i>0</i>	Absent: <i>2</i>
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Comments: *community response opposed to request*

**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: Elizabeth Mitchell

Seconded by:

Vote:	Yes 3	No 0	Abstain 0	Absent 2
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Action: motion to approve request as modified by applicant (eliminate request for new construction)

**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: <i>Elizabeth Mitchell</i>		Seconded by:		
Vote:	Yes: <i>3</i>	No: <i>0</i>	Abstain: <i>0</i>	Absent: <i>2</i>
Comments:				

**OTHER BUSINESS:**

1. Election of Officers. *Chair - Robert Ellis, Secretary - Elizabeth Mitchell*

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:** *8:20 pm*

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

**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**