

# MINUTES

## NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

Tuesday, August 27, 2013  
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 [moffitt@saccounty.net](mailto:moffitt@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.

**OFFICERS:**

*P* ROBERT E. ELLIS, JR. CHAIR  
*P* ELIZABETH MITCHELL SECRETARY

**MEMBERS:**

*EXA* JULIA BAUER *P* MICHELLE RIVAS  
*EXA* ARVIN WHITT

**REPRESENTATIVES:**

LEIGHANN MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
NICK PASCOE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

*P Manuel Mejia*

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

**RECEIVED**

AUG 30 2013

PLANNING DEPT.  
County of Sacramento

**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-beerandwine@dollargeneral.com](mailto:tax-beerandwine@dollargeneral.com)

**Agent:** Holloway Land Company, Attention: Brian Holloway  
 442 Pico Way, Sacramento, CA 95819  
 916-996-2019, [brian@hlandco.org](mailto:brian@hlandco.org)

**Project Name:** DOLLAR GENERAL PUBLIC CONVENIENCE OR NECESSITY

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

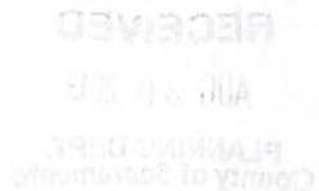
COUNCIL RECOMMENDATION:

Motion by: <i>Elizabeth Mitchell</i>		Seconded by: <i>Robert Ellis</i>		
Vote:	Yes <i>2</i>	No <i>1</i>	Abstain <i>0</i>	Absent <i>2</i>
Action: <i>Motion to approval request</i>				

**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: <i>Robert Ellis</i>		
Vote:	Yes: <i>2</i>	No: <i>1</i>	Abstain: <i>0</i>	Absent: <i>2</i>

- Comments:
1. alcohol sales can be in commercial census tracts only, there fore the concentration
  2. Sheriff OK with this since store will conform to new regulations
  3. alcohol sales stores somewhat spread out here
  4. too many stores, should not approve anymore liquor licenses



**PUBLIC COMMENTS:**

1. Crime has increased in area. Several schools nearby, minors get adults to buy for them
2. Too many liquor licenses given by county over the state ABC recommendations for census tracts  
Concentration in low income high crime areas - Rachel Iskow

**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](mailto: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:** Elizabeth Mitchell

**COUNCIL RECOMMENDATION:**

<b>Motion by:</b> Elizabeth Mitchell	<b>Seconded by:</b> Robert Ellis
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<b>Vote:</b>	Yes 3	No 0	Abstain 0	Absent 2
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**Action:** approval request

merchants and neighbors do not have any problems  
Area is kept clean and indoor storage, only take glass, plastic, aluminum  
daytime hours

**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.**

<b>Motion by:</b> Elizabeth Mitchell	<b>Seconded by:</b> Robert Ellis
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<b>Vote:</b>	Yes: 3	No: 0	Abstain: 0	Absent: 2
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**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](mailto: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:**

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**COUNCIL RECOMMENDATION:**

Motion by: *Michelle Rivas*

Seconded by: *Robert Ellis*

Vote:	Yes 3	No 0	Abstain 0	Absent 2
Action:	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:	Michelle Rivas		Seconded by:	Robert Ellis	
Vote:	Yes: 3	No: 0	Abstain: 0	Absent: 2	
Comments:					

**PUBLIC COMMENTS:** none

**OTHER BUSINESS:**

**PUBLIC COMMENTS:**



APPROVAL OF MINUTES:

ADJOURNMENT: 8 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***