

MINUTES

NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

Tuesday, November 26, 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 ellisir25@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:

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

MEMBERS:

P JULIA BAUER
P ARVIN WHITT P MICHELLE RIVAS

REPRESENTATIVES:

P LEIGHANN MOFFITT - COUNTY OF SACRAMENTO
P NICK PASCOE - COUNTY OF SACRAMENTO

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-UPP-DRS-00102

Assessor's Parcel No.: 217-0220-014

Owner: Kashmir Sivia
3750 Nieman Blvd., San Jose, CA 95121
408-270-3146, kashsivia@gmail.com

Applicant/Phone/Email: Alejandro Aguilar
609 S Street, Rio Linda, CA 95673
916-257-8889, aguilar.alex@live.com

Project Name: LOS LAURELES RECYCLING USE PERMIT AND DESIGN REVIEW

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

Location: The property is located at 4340 Kirkby Way, on the southwestern corner of Kirkby Way and Walerga Road, in the North Highlands/Foothill Farms community.

Request: 1. A Use Permit to operate a Convenience Recycling Facility (CRF) outside of a Convenience zone and larger than 500 square feet on approximately 0.35 acres in the LC zone.

Note: This application has been filed in order to resolve an active code case (CODX2013-01019) on the property.

2. A Design Review to comply with the commercial and mixed use design guidelines

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: <i>Michelle Rivers Arvin Whitt</i>		Seconded by: <i>Julia Bauer</i>		
Vote:	Yes <i>4</i>	No <i>1</i>	Abstain <i>0</i>	Absent <i>0</i>
Action: <i>approve 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>Arvin Whitt</i>		Seconded by: <i>Julia Bauer</i>		
Vote:	Yes: <i>4</i>	No: <i>1</i>	Abstain: <i>0</i>	Absent: <i>0</i>

Comments: Council stressed the business must keep area clean and neat. General messiness of surrounding area seems to be encouraging neighborhood problem. Try to work with neighborhood to resolve issues.

2. **Control No.:** PLNP2013-PMR-00129

Assessor's Parcel No.: 240-0550-048, 058

Applicant/Owner: Buzz Oates Development LP, Attention: Troy Estacio
8615 Elder Creek Road, Sacramento, CA 95828
916-978-4990, troyestacio@buzzoates.com

Other: Feletto Development, LLC
801 K Street, #23, Sacramento, CA 95814
916-491-3070

Engineer: Morton & Pitalo, Inc., Attention: Edwin Yu
75 Iron Point Circle, Suite 120, Folsom, CA 95630
916-984-7621, eyu@mpengr.com

Project Name: 3300 & 3390 WINONA WAY TENTATIVE PARCEL MAP

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

Location: The properties are located at 3300 and 3390 Winona Way on the south side, approximately 850-feet west of Watt Avenue in the North Highlands community.

Request: 1. A **Tentative Parcel Map** to divide an 8.98 acre parcel into two (2) lots in the North Watt Avenue SPA (612-10). Subject parcel is already recorded as two separate tax parcels, with APNs 240-0550-048 and 240-0550-058.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: <i>Michelle Rivas</i>		Seconded by: <i>Elizabeth Mitchell</i>		
Vote:	Yes <input checked="" type="checkbox"/> 5	No <input type="checkbox"/>	Abstain <input type="checkbox"/>	Absent <input type="checkbox"/>
Action: <i>approve 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>Michelle Rivas</i>		Seconded by: <i>Elizabeth Mitchell</i>		
Vote:	Yes: <input checked="" type="checkbox"/> 5	No: <input type="checkbox"/>	Abstain: <input type="checkbox"/>	Absent: <input type="checkbox"/>
Comments:				

3. Control No.: PLNP2013-UPZ-00143

Assessor's Parcel No.: 208-0142-008

Applicant/Owner: Contain It 34th Street, Attention: James S. Marinos
111 Elm St., Suite 300, San Diego, CA 92101
619-236-1717, marinoslaw@sbcglobal.net

Project Name: CONTAIN IT 34TH STREET

County Project Manager: Surinder Singh, Senior Planner, 874-5462; singhsu@saccounty.net

Location: The property is located at 6904 34th Street on the east side, approximately 700-feet north of Elkhorn Boulevard, in the North Highlands/Foothill Farms community.

- Request:
1. A Use Permit to allow outdoor storage of recreational vehicles and boats on approximately 4.77 acres in the M-1 (Light Industrial) zone.
 2. A Use Permit to allow a chain link fence with slats instead of a barrier wall along the rear property boundary adjacent to the North Watt Avenue Special Planning Area (612-10), and to allow a deviation from the Industrial Development Standard requirement (Sacramento County Zoning Code Section 325-03 (c)) for a 7-foot by 8-foot landscaped planter with screen trees adjacent to the North Watt Avenue Special Planning Area (612-10).

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: <i>Michelle Rivas</i>		Seconded by: <i>Julia Bauer</i>		
Vote:	Yes <i>4</i>	No <i>0</i>	Abstain <i>1</i>	Absent <i>0</i>
Action: <i>approve 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>Michelle Rivas</i>		Seconded by: <i>Julia Bauer</i>		
Vote:	Yes: <i>4</i>	No: <i>0</i>	Abstain: <i>1</i>	Absent: <i>0</i>

Comments:

Problem seems to be changing uses of property along both 34th Street and Watt Ave. Request seems a reasonable compromise at this time. A council member suggested issue be revisited when further development is occurring

OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT: 8:05 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

