



ACTION SUMMARY
North Highlands/Foothill Farms
Community Planning Advisory Council (CPAC)
Tuesday, August 25, 2020 at 7:00 PM
(Teleconference-Video)

PUBLIC COMMENT PROCEDURES

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to public attendance. Meeting procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW MEETING

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/edzhpafa>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/edzhpafa> (Enter Event ID Code: **edzhpafa**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **5392999#**)

MEETING MATERIAL

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

CPAC Members

Robert Ellis – District 1 Appointee (Chairperson)
Julie Bauer – District 3 Appointee (Vice Chairperson)
LaShawnda Barker – District 3 Appointee
Brenda Ewing – District 4 Appointee
(All members were present)

County of Sacramento Staff

Joelle Inman, Senior Planner (916) 874-7575 inmanj@saccounty.net
Kurt Steinert, Associate Planner (916) 874-6929 steinertk@saccounty.net
Lydia Frazier, Meeting Clerk (916) 874-8022 townsends@saccounty.net

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

CALL MEETING TO ORDER

ROLL CALL

PLEDGE

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. PLNP2020-00083 – Madison Pointe Apartments

Supervisorial District(s): Peters

Assessor Parcel No: 228-0182-040

Applicant/Owner: Marcus Garbuzov/Aspenwood Holdings, LLC

Location: South Side Of Madison Avenue, Approximately 350 Feet East Of Harrison Street In The North Highlands Community.

Request: Use Permit To Allow A Multi-Family Residential Complex On 0.38 Acres In The Business Professional (BP) Zone.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Tuesday, August 25, 2020, The North Highlands/Foothill Farms Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (4 Yes, 0 No, 0 Absent).

Lead Planner: Meredith Holsworth, Associate Planner
(916) 874-5835, holsworthm@saccounty.net

7:31 PM CPAC ACTION: Brenda Ewing/LaShawnda Barker - Recommended the Planning Commission approve the Use Permit and Design Review, subject to the recommendations as presented. Staff addressed member concerns about affordability and security of rental units.

AYES: LaShawnda Barker, Julie Bauer, Robert Ellis, Brenda Ewing

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2020-00075 – 4965 Harrison Street Parcel Map](#)

Supervisorial District(s): Peters

Assessor Parcel No: 228-0380-013

Applicant/Owner: Riverside Builders, Inc./Vasiliy Manzuyk

Location: 4965 Harrison Street, On The West Side Of Harrison Street, Approximately 470 Feet South Of Tresler Avenue In The North Highlands Community.

Request: Tentative Parcel Map To Divide Approximately 0.61 Acres Into Four Lots With A Remainder Lot In The RD-10 Zone.

Special Development Permit To Allow More Than Two Lots To Be Accessed By A Private Drive; And To Allow A Deviation From The Multifamily Setback Standard Of 10 Feet (Single Story) – 15 Feet (Two Story) To Be Replaced By The 5 Foot Single Family Standard.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Planning Commission

CPAC Recommendation: On Tuesday, August 25, 2020, The North Highlands/Foothill Farms Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (4 Yes, 0 No, 0 Absent).

Lead Planner: David Oulrey, Assistant Planner
(916) 874-5920, oulreyd@saccounty.net

7:40 PM CPAC ACTION: Brenda Ewing/LaShawnda Barker - Recommended the Planning Commission approve the Tentative Parcel Map, Special Development Permit and Design Review, subject to the recommendations as presented. Staff addressed member concerns regarding rental occupancy, safety, security and potential crime.

AYES: LaShawnda Barker, Julie Bauer, Robert Ellis, Brenda Ewing

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [PLNP2020-00136 – Mini Mart Smoke Shop Public Convenience And Necessity](#)

Supervisorial District(s): Peters

Assessor Parcel No: 228-0141-027

Applicant/Owner: Surinder Kaur

Location: 5222 Hillisdale Boulevard, Approximately 230 Feet North Of The Madison Avenue And Hillisdale Boulevard Intersection In The North Highlands Community.

Request: Letter Of Public Convenience Or Necessity (PCN) From The Sacramento County Board Of Supervisors For A Type 21 (Beer, Wine, & Spirits) Liquor License For An Existing Convenience Store.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Tuesday, August 25, 2020, The North Highlands/Foothill Farms Community Planning Advisory Council (CPAC) Met And Recommended Denial Of The Proposed Project (2 Yes, 2 No, 0 Absent).

Lead Planner: Bilegt Baatar, Assistant Planner
(916) 874-7441, baatarb@saccounty.net

8:00 PM CPAC ACTION: LaShawnda Barker/Julie Bauer – Recommended the Board of Supervisors deny the request to issue a letter of Public Convenience or Necessity, subject to the recommendations as presented. Staff acknowledged member concerns regarding the Sheriff’s conditions, high crime rate and the high saturation of existing businesses in the area with liquor licenses.

MOTION FAILED

AYES: LaShawnda Barker, Julie Bauer

NOES: Robert Ellis, Brenda Ewing

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

MISCELLANEOUS MATTERS

4. Annual Election Of Officers

8:00 PM CPAC ACTION: Robert Ellis/Brenda Ewing - Member LaShawnda Barker was elected as Chairperson.

AYES: LaShawnda Barker, Julie Bauer, Robert Ellis, Brenda Ewing

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

8:00 PM CPAC ACTION: Brenda Ewing/Robert Ellis – Member Julie Bauer was elected as Vice Chairperson.

AYES: LaShawnda Barker, Julie Bauer, Robert Ellis, Brenda Ewing

NOES: None

ABSTAIN: None

ABSENT: None

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

5. Staff Update

8:20 PM CPAC ACTION: Planning staff provided an update on the proposed amendments to the Community Planning Advisory Councils' Bylaws and Zoning and County Code Ordinances that were approved by the Board of Supervisors on August 18, 2020.

6. Council Member Comments

8:21 PM CPAC ACTION: No comments were made.

7. Public Comments

8:22 PM CPAC ACTION: No public comments were made.

Adjourned at 8:22 p.m.

Monthly Meeting Scheduled Every Fourth (4th) Tuesday