

# AGENDA

## NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

Twin Rivers Unified School District  
5115 Dudley Boulevard, Bay A  
McClellan, CA 95652

Tuesday, April 25, 2017

7:00 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-NorthHighlandsFoothillFarms.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

**North Highlands CPAC Chair** Robert E. Ellis, Jr. (916) 825-8817  
**North Highlands CPAC Vice-Chair** Julie Bauer (916) 837-8253

**Sacramento County Planning and Environmental Review Division representatives for the North Highlands Area**  
**Environmental Coordinator** Cathy Hack (916) 874-7183 [hackc@saccounty.net](mailto:hackc@saccounty.net)  
**Associate Planner** Nick Pascoe (916) 874-3103 [pascoen@saccounty.net](mailto:pascoen@saccounty.net)

To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

**Current Planning projects,** visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

**To submit project comments to CPAC members, email them to [CPAC-NorthHighlands-FF@saccounty.net](mailto:CPAC-NorthHighlands-FF@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** Robert E. Ellis, Jr. Chair  
Julie Bauer Vice-Chair  
Elizabeth Mitchell Secretary

**MEMBERS:** Edwin Valdez Richard E. Griffin  
Michelle Rivas

**COUNTY PLANNING REPRESENTATIVES:** Cathy Hack Nick Pascoe

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the March 28, 2017 minutes (if available)

**PLANNING ITEMS FOR REVIEW:**

**1. Entitlement(s): UPZ, DRS**

**Control No.:** PLNP2016-00462 **Amrit Darbar Temple Use Permit**

**APN:** 220-0205-017

Applicant: Jasinderpal Singh Virk

Owner: Maletin Incorporated

Location: The project is located at 6300 Matterhorn Drive, on the southern corner of Matterhorn Drive and Rushmore Drive in the North Highlands community.

Request:
 

1. A **Use Permit** to allow a 2,211 square foot place of worship on approximately 1.34 acres in the RD-5 zone. The place of worship will have a maximum capacity of 90 people.
2. A **Design Review** to conform to Countywide Design Guidelines.

Final Hearing Body: Zoning Administrator  
 Investigating Member:  
 Lead Planner: *Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

[Click here for more information](#)

**COUNCIL RECOMMENDATION:** **TIME:**

Motion by:		Motion by:		
Vote	Yes	No	Abstain	Absent

Action:

**2. Entitlement(s): CZB, PMR, DRS**

**Control No.:** PLNP2017-00084 **Pham Property Rezone and Tentative Parcel Map**

**APN:** 219-0042-016

Applicant/Owner: Sonny Pham

Location: The project is located on the southwest side of the Walerga Road and Antelope Road intersection in the North Highlands community.

Request:
 

1. A **Community Plan Amendment and Rezone** from BP (*Business Professional*) to LC (*Limited Commercial*) on approximately 4.42 acres.
2. A **Tentative Parcel Map** to divide approximately 4.42 acres into four lots.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors  
 Investigating Member:  
 Lead Planner: *Meredith Holsworth, Assistant Planner, 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@saccounty.net)*

[Click here for more information](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Motion by:		
Vote	Yes	No	Abstain	Absent
Action:				
<b>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. During the Appeal hearing, the applicant or appointed representative must be present.</b>				
Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

*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, 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*



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*Dial 916-875-4311*