

AGENDA

NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

Twin Rivers Unified School District
5155 Dudley Boulevard, Bay A
McClellan, CA 95652

Tuesday, February 28, 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

Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area

Environmental Coordinator Cathy Hack (916) 874-7183 hackc@saccounty.net

Associate Planner Nick Pascoe (916) 874-3103 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. Please identify the relevant project using the project name, control number or address.

OFFICERS: Robert E. Ellis, Jr. Chair
Vacant Vice-Chair
Elizabeth Mitchell Secretary

MEMBERS: Julia Bauer Michelle Rivas
Edwin Valdez Richard E. Griffin

REPRESENTATIVES: Cathy Hack Nick Pascoe

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	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 September 27, 2016 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00416](#) **Entitlement(s):** UPP, UPM, DRS

Project Name: Hillsdale Self Storage – A use permit, Special Development Permit, Minor Use Permit, and Design Review

Assessor’s Parcel No.: 228-0141-029

Location: The project is located at 5240 Hillsdale Boulevard, approximately 500 feet north of the intersection of Madison A venue and Hillsdale Boulevard in the North Highlands community.

Owner/Applicant: Hillsdale Mini Storage, LLC

Other: Architects, Inc.

County Project Manager: Wendy W Hartman, Senior Planner, 875-0527, hartmanw@saccounty.net

Request:

1. A Use Permit to allow an approximately 98,691 square-foot self- storage facility on five acres in the Light Commercial (LC) zone. The self -storage facility includes 16 single story storage buildings and an office with an attached caretaker’s apartment (Building R) See Map 1: Proposed Project Site Plan.
2. A Special Development Permit to deviate from the required setbacks adjacent to residentially zoned parcels.
3. A Special Development Permit to deviate from the required number of parking stalls, from 54 to 22 parking stalls.
4. A Minor Use Permit to allow a caretaker apartment to exceed the 650 square-foot maximum size requirement, for a total of 1, 100 square feet.
5. A Design Review to comply with the Countywide Design Guidelines.

Investigating Member:
Final Hearing Body: Planning Commission

COUNCIL RECOMMENDATION:				
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2. Control No.: [PLNP2016-00423](#) **Entitlement(s):** UPP

Project Name: Myrtle Avenue Wireless Facility Use Permit Amendment

Assessor’s Parcel No.: 240-0660-010

Location: The project is located at 3415 Myrtle Avenue approximately 500 feet west of Watt Avenue in the North Highlands community.

Owner: Sacramento Metropolitan Fire District

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@saccounty.net

Request: A **Use Permit Amendment** (Original Control Number PLNP2010-00157) to install three new antennas and equipment, for a total of six antennas, to an existing 75-foot monopole on 5.62 acres in the North Watt Avenue Special Planning Area (SPA 612-10).

Investigating Member:

Final Hearing Body: Planning Commission

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

3. Control No.:

[PLNP2016-00443](#)

Entitlement(s):

PCN

Project Name:

Arco AM/PM PCN- Watt and Winona

Assessor's Parcel No.:

240-0550-012

Location:

Arco AM/PM
4745 Watt Avenue
North Highlands, CA 95660

Owner:

Kulvir Mehroke

Other:

John Sutton, Consultant

County Project Manager:

Manuel Mejia, Senior Planner, (916) 874-7934, mejiam@saccounty.net

Request:

The applicant is requesting an Off Sale Beer & Wine (Type 20) license at the proposed AM/PM convenience store at the southwest corner of Watt Avenue and Winona Way in the North Highlands community.

Investigating Member:

Final Hearing Body: Board of Supervisors

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

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.

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

OTHER BUSINESS:

➤ **Melinda Avey - Human Services Coordinating Council**

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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