

# AGENDA

## CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library  
5605 Marconi Avenue  
Carmichael, CA 95608

Wednesday, November 15, 2017

6:30 PM

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

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

**Carmichael-Old Foothill Farms**

**CPAC Chair** Patty Kleinknecht (916) 321-5599

**County of Sacramento, Office of Planning and Environmental Review representatives for the Carmichael-Old Foothill Farms Area**

**Senior Planner** Marianne Biner (916) 874-7520 [binerm@saccounty.net](mailto:binerm@saccounty.net)

**Associate Planner** Shelby Vockel (916) 874-6323 [vockels@saccounty.net](mailto:vockels@saccounty.net)

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

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

**OFFICERS:** Patty Kleinknecht Chair  
Dwight Milloy Vice-Chair  
David Peterson Secretary

**MEMBERS:** Burnie Lenau Roxanne Stellmacher  
Nicholas Bloise Theodore Wolter

**COUNTY PLANNING REPRESENTATIVES:** Marianne Biner Shelby Vockel

<b>EXA – Excused Absence</b>	<b>U - Unexcused Absence</b>	<b>P – Present</b>
<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 **October 18, 2017** minutes

## PLANNING ITEMS FOR REVIEW:

<b>1.</b>		<b>Entitlement(s):</b> PMR, SPP-add, DRS
	<b>Control No.:</b>	<b>PLNP2017-00271 North Avenue Tentative Parcel Map</b>
	<b>APN:</b>	<b>272-0040-006</b>
	Applicant:	Andrey Petrashishin
	Location:	The property is located at 5724 North Avenue, on the south side of North Road, 700 feet west of Fair Oaks Boulevard in the Carmichael community.
	Request:	<ol style="list-style-type: none"> <li>1. A <b>Tentative Parcel Map</b> to divide approximately 1.25 acres into four lots in the RD-5 zone.</li> <li>2. A <b>Special Development Permit</b> to allow more than two lots to be served by a private drive.</li> <li>3. A <b>Design Review</b> to conform to Countywide Design Guidelines.</li> </ol>
	Final Hearing Body:	Subdivision Review Committee
	Investigating Member:	
	Lead Planner:	Meredith Holsworth, Associate Planner, (916) 874-5835, <a href="mailto:holsworthm@saccounty.net">holsworthm@saccounty.net</a>
<a href="#">Click here for more information.</a>		

### COUNCIL RECOMMENDATION:

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

<b>2.</b>		<b>Entitlement(s):</b> SDP, SPP-add, DRS
	<b>Control No.:</b>	<b>PLNP2017-00280 Garfield Avenue Townhomes</b>
	<b>APN:</b>	<b>220-0680-024</b>
	Applicant:	Ellis Architects, Inc.
	Owner:	CNA Engineering, Inc.
	Location:	The property is located at 5856 Garfield Avenue, 1,750 feet from the intersection of Garfield Avenue and Auburn Boulevard in the Carmichael community.
	Request:	<ol style="list-style-type: none"> <li>1. A <b>Tentative Subdivision Map</b> to divide approximately .86 acres into 15 lots in the RD-20 zone.</li> <li>2. A <b>Special Development Permit</b> to allow deviations to lot widths, setbacks, and open space requirements.</li> <li>3. A <b>Design Review</b> to conform to Countywide Design Guidelines.</li> </ol>
	Final Hearing Body:	Planning Commission
	Investigating Member:	
	Lead Planner:	Meredith Holsworth, Associate Planner, (916) 874-5835, <a href="mailto:holsworthm@saccounty.net">holsworthm@saccounty.net</a>
<a href="#">Click here for more information.</a>		

<b>COUNCIL RECOMMENDATION:</b>				<b>TIME:</b>	
Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	
Action:					

  

**3.**
**Entitlement(s): PMR, SPP, DRS**

**Control No.:** **PLNP2017-00286 Boyer Drive Tentative Parcel Map**

**APN:** **283-0400-022**

**Applicant:** CNA Engineering Inc.

**Owner:** Charlie Bisharat

**Location:** The property is located at 2110 Boyer Drive, approximately 635 feet south of Oak Avenue in the Carmichael community.

**Request:**

1. A **Tentative Parcel Map** to divide an approximately 1.16 gross acre parcel into two single-family lots in the RD-2 zone.
2. A **Special Development Permit** for a deviation from the required minimum public street frontage in the RD-2 zone to allow one additional lot to be served by a private drive, and to allow a reduction in the minimum lot area requirement for one of the lots.
3. A **Design Review** to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Subdivision Review Committee

**Investigating Member:**

**Lead Planner:** Charity Gold, Associate Planner, (916) 874-7529, [goldc@saccounty.net](mailto:goldc@saccounty.net)

[Click here for more information.](#)

  

<b>COUNCIL RECOMMENDATION:</b>				<b>TIME:</b>	
Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	
Action:					

  

**4.**
**Entitlement(s): PMR, SPP, DRS**

**Control No.:** **PLNP2017-00206 2809 Root Ave Tentative Parcel Map**

**APN:** **271-0170-014**

**Applicant:** Wong and Associates

**Owner:** Jamie Kruts

**Location:** The property located at 2809 Root Avenue, approximately 420 feet south of the Marconi Avenue and Root Avenue Intersection in the Carmichael community.

**Request:**

1. A **Tentative Parcel Map** to create four lots on approximately 0.69 acres in the RD-10 zoning district.
2. A **Special Development Permit** to allow more than two lots to be served

- by a private drive (SZC 5.4.2.B. Table 5.7[17]).
3. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

Investigating Member:

Lead Planner: Ciara Atilano, Assistant Planner, (916) 874-1628, [atilanoc@sacounty.net](mailto:atilanoc@sacounty.net)

[Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

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:**

**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 of Sacramento, Office of Planning and Environmental Review 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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Outside unincorporated Sacramento County  
Dial 916-875-4311

# MINUTES

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Nicholas Bloise ✓ Roxanne Stellmacher ✓  
Theodore Wolter ✓

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Shelby Vockel

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### CALL MEETING TO ORDER:

- Call meeting to order 6:35
- Introduction of members, staff, and County representatives ✓
- Explanation of the Role of the Council ✓
- Council to consider approval of the September 20, 2017 minutes (if available) ✓



## PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): SDP, SPP, DRS

**Control No.:** PLNP2017-00167 Whitney Place Tentative Subdivision Map

**APN:** 256-0080-041, 042, 043, and 044

**Applicant:** CNA Engineering, INC.

**Owner:** Griffin Land Company LLC

**Location:** The property is located at 4601 and 4611 Whitney Avenue, approximately 350 feet west of Mission Avenue in the Arden Arcade community.

**Request:**

1. A Tentative Subdivision Map to divide four parcels totaling approximately five gross acres into 18 single-family lots in the RD-4 (NPA) zone.
2. A Special Development Permit to allow a reduction in the minimum lot size requirement for Phase 1, Lot 1 and Lot 2, and a deviation from the public street frontage requirement for all lots in Phase 1 and Phase 2, Lot 3 and Lot 6.
3. A Design Review to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Planning Commission

**Investigating Member:**

**Lead Planner:** Charity Gold, Associate Planner, (916) 874-7529, [goldc@saccounty.net](mailto:goldc@saccounty.net)

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### COUNCIL RECOMMENDATION:

TIME:

Motion by: TEO WOLTER

Seconded by: NICK BLOISE

Vote

Yes

6

No

0

Abstain

Absent

1

Action:

TENTATIVE PARCEL MAP WITH ADDED CONDITION OF GATE FOR ACCESS OFF COMMON AREA -

2. Entitlement(s): PMR, PWP, SPPadd, DRS

**Control No.:** PLNP2016-00334 5700 Winding Way

**APN:** 230-0133-005

**Applicant/Owner:** Jeremy Jaeger

**Location:** The property is located at 5700 Winding Way, at the southeast corner of Winding Way and Hackberry Lane in the Carmichael community.

**Request:**

1. A Tentative Parcel Map to create one approximately 1.93 acre lot.
2. A Waiver from the requirement for a Subdivision Map (Tentative and Final) for 14 detached condominium units on 1.93 gross acres in the RD-10 (Residential) zone, as allowed by the Sacramento County Code Land Development Ordinance Title 22, Section 22.20.076.

3. A Special Development Permit to deviate from setback standards.
4. A Design Review to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Shelby Vockel, Associate Planner, (916)874-6323, [vockels@saccounty.net](mailto:vockels@saccounty.net)*

[Click here for more information](#)

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Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	
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Motion by:			Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:	
Comments:					

#### OTHER BUSINESS:

- Planning Report Back

#### PUBLIC COMMENT:

## ADJOURNMENT:

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